WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,150,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29

(AFFIX SEAL)

DAWN MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/05/2029
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-C-26-1924B

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS: Gina Ashwood	SEND TAX BILLS TO: SAME AS NEW OWNER	MAP-PARCEL NO.(S) Parcel ID: 131-07-1P-002.00-000
(NAME) 1924 Castleman Dr. B	(NAME)	
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Province Builders, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Gina Ashwood, an unmarried woman,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the Plan of Homes at 1924 Castleman Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for Homes at 1924 Castleman Drive, a Horizontal Property Regime with Private Elements at Instrument No. 20240702-0049937, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Karen Johnson Davidson County
Batch # 1398633 DEEDWARR
03/27/2026 01:37:58 PM 2 pgs
Fees: $13.00 Taxes: $7,955.00
20260327-0024598

Order number - 2026-03-730

Being a portion of the same property conveyed to Province Builders, LLC, By Warranty Deed from Judith Ann Taylor, unmarried, dated September 13, 2022 recorded September 15, 2022, of record as Instrument No. 20220915-0102940 Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 1924 Castleman Drive, B, Nashville, TN 37215

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24th day of March, 2026.

Province Builders, LLC, a Tennessee Limited Liability Company

By: _____
John Swift, Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, J. Hilton Conger of the state and county mentioned, personally appeared John Swift, Member of Province Builders, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Province Builders, LLC, the within named bargainor, a Limited Liability Company, and that such John Swift, Member of Province Builders, LLC as such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal this 24th day of March, 2026.

_____
Notary Signature
My commission expires: 12-1-26

J HILTON CONGER
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY