Karen Johnson Davidson County
Batch# 1402188 DEEDWARR
04/06/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,442.00
20260406-0027421

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Wilson

Actual consideration or value, whichever is greater is $660,000.00.

Affiant

Subscribed and sworn before me this the 2 day of April, 2026.

Notary Public
My commission expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Robert Alexander Bearden Hannah Leigh Bearden 112 Blue Hills Ct., Nashville, TN 37214	Legacy home Loans, LLC dba Steadfast Mortgage 408 Highway 76, White House TN 37188	084-15-0 099.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTIAN CARLE AND KATHERINE CARLE, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ROBERT ALEXANDER BEARDEN AND HANNAH LEIGH BEARDEN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot. No. 55 on the Plan of SECTION 1, CASTLEWOOD ESTATES, as shown by Plat Book 2331, Page 72, Register's Office for Davidson County, Tennessee, to which reference is made for the complete description.

Included in this description but excluded from this conveyance is the selloff in Book 4212, Page 9, said Register's Office.

Being the same property conveyed to Katherine Carle and Christian Carle, husband and wife, by Warranty Deed from Zhambala Holdings, LLC, a Tennessee limited liability company, dated 12/10/2021 and recorded 12/20/2021 in Instrument No. 20211220-0167661, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 112 Blue Hills Ct., Nashville, TN 37214.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 my hand this the 2nd day of April, 2026.

Christian Carle

Katherine Carle

STATE OF TENNESSEE
COUNTY OF Williamson

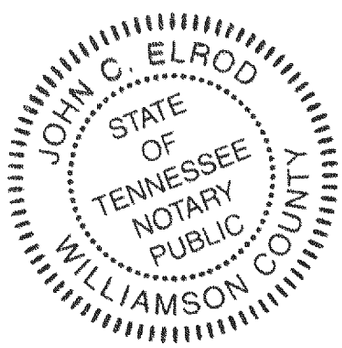
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christian Carle and Katherine Carle, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of April, 2026.

My commission expires:

7/17/28

Notary Public



Tennessee Certification of Electronic Document

I, Emma Howard, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/2/2026 (date of document).

Emma Howard
Affiant Signature

4/2/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 2 day of April, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L. Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL