Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc.
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

39-B
File #26-1082

Karen Johnson
Batch # 1402455
04/07/2026 09:34:40 AM
Fees: $13.00 Taxes: $12,765.00

Davidson County
DEEDWARR
2 pgs

20260407-0027686

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **843 Neartop, LLC, A Tennessee Limited Liability Company**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Being Lot No. 6 on the Plan of Hillwood Terrace, as of record in Book 2663, Page 50, Register's Office for Davidson County, Tennessee.

Said Lot No. 6 fronts 134 feet on the Westerly side of Neartop Drive and runs back 286.4 feet on the Northerly line and 256.8 feet on the Southerly line, to a broken line in the rear on which it measures 258.72 feet.

Being the same property conveyed to HR Properties of Tennessee, a Tennessee General Partnership by Warranty Deed from Randolph E. McKinney, and Earline D. McKinney, husband and wife of record in Instrument No. 20231221-0098384 Register's Office for Davidson County, Tennessee, dated December 15, 2023 and recorded on December 21, 2023.

Being the same property conveyed to The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016 by Warranty Deed from HR Properties of Tennessee, a Tennessee General Partnership of record in Instrument No. 20251203-0096047 Register's Office for Davidson County, Tennessee, dated December 01, 2025 and recorded on December 03, 2025.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 843 Neartop Drive, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
843 Neartop, LLC,
843 Neartop Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT

NEW OWNER

TAX MAP-PARCEL #:
103-14-0-009.00

WITNESS THE EXECUTION HEREOF this 3rd day of April, 2026.

The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016

Kathryn E. Fielder, Trustee

State of Tennessee)
County of Davidson)

On this 3rd day of April, 2026, Personally appeared before me the undersigned, a Notary Public in and for the State and County aforesaid, Kathryn E. Fielder, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and that executed the within instrument for the purpose therein contained, and who further acknowledged that she is the Trustee of the maker, The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016, that she is authorized by the maker to execute this instrument, and that she has executed this instrument on behalf of The Kathryn E. Fielder Trust under trust agreement dated January 14, 2016, as Trustee.

Notary Public

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: 1/22/30

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 3,450,000.00.**

Affiant

Sworn and subscribed before me on this the 3rd day of April, 2026.

Notary Public

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029

My Commission Expires: _____