Prepared by:
Record and Return To:
[illegible] and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible]ville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1404669 DEEDWARR
04/13/2026 09:51:04 AM 3 pgs
Fees: $18.00 Taxes: $4,440.00
20260413-0029684

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of April, 2026.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2026-GTE-147

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Cassidy and Hannah Elaine Reed	Same as new owner	117 09 0A 007.00
(NAME)	(NAME)	
7 Foxhall Close		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37215		
(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, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Charliene Amerine Armstrong, a married woman** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Matthew Cassidy, and Hannah Elaine Reed, husband and wife** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2026 and subsequent years, a lien not yet due and payable, (2) all applicable zoning ordinances, (3) utility, sewer, drainage, and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (5) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 7 Foxhall Close, Nashville, TN 37215.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Philip S. Armstrong, Jr.joins in this conveyance to convey any marital interest he may have in the Property, but does not make any representations, warranties or covenants.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 10th day of April, 2026.

GRANTOR:

Charliene Amerine Armstrong

Philip S. Armstrong, Jr.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Charliene Amerine Armstrong and Phillip Armstrong, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 10th day of April, 2026.

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 03/09/27

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

Being Lot No. 7 on the Plan of FOXHALL CLOSE, A PLANNED RESIDENTIAL DEVELOPMENT, of record in Plat Book 4860, Page 46, as amended in Book 5005, Page 136; Book 5380, Page 122; Book 5839, Page 608; Book 5839, Page 610, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to David Bate Parsons, trustee, by Quitclaim deed from Philip S. Armstrong, Jr., and wife, Charliene B. Armstrong, and further re-conveyed to Charliene Amerine Armstrong from David Bate Parsons, Trustee, of record in Instrument No. 20150603-0051752, in the Register's Office of Davidson County, Tennessee, dated May 27, 2015 and recorded on June 03, 2015

Being the same property conveyed to Philip S. Armstrong, Jr., and wife, Charliene B. Armstrong, by deed from T.H.W. Corporation, a Tennessee corporation, of record in Book 5455, Page 913, Register's Office for Davidson County, Tennessee, dated June 18, 1979 and recorded on June 26, 1979.