WARRANTY DEED

Karen Johnson Davidson County
Batch # 1408717 DEEDWARR
04/20/2026 01:30:13 PM 2 pgs
Fees: $13.00 Taxes: $20,350.00
20260420-0032302

MARGARET R MEANS NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/22/2029 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,500,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JG-CRE-26-855

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Howard Mergelkamp, III and Michelle Fulbrook	**New Owner**	
(NAME)	(NAME)	**132-09-0-089.00**
855 Pasadena Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CHESNUT INFILL GP, A TENNESSEE GENERAL PARTNERSHIP,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HOWARD MERGELKAMP, III AND MICHELLE FULBROOK, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot A on the Plan of Springdale Estates, of record in Book 1835, Page 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Richard L. Chambers and wife, Victoria F. Chambers by Warranty Deed from Russell D. Ray and wife, Katherine Ray of record in Book 6543, Page 657, Register's Office for Davidson County, Tennessee, dated April 26, 1985 and recorded on April 29, 1985.

Being the same property conveyed to Chesnut Infill GP, a Tennessee general partnership by Warranty Deed from Richard L. Chambers and Victoria F. Chambers, husband and wife of record in Instrument No. 20240716-0053481 Register's Office for Davidson County, Tennessee, dated July 16, 2024 and recorded on July 16, 2024.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 1835, Page 104, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Book 547, Page 52, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2032, Page 325, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons. NOTE: The Restrictions referenced herein are expired as of 1982 and this exception may be deleted.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville of record in Book 6434, Page 950, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **855 Pasadena Drive, Nashville, Tennessee 37204**.

Witness my/our hand(s) this the 16th DAY OF APRIL, 2026.

Chesnut Infill GP

BY:_____
John Gleaves
Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN GLEAVES, signing for CHESNUT INFILL GP, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the AUTHORIZED AGENT of CHESNUT INFILL GP, the within named bargainor, a partnership, and that he/she as such partner executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16th of April, 2026.

_____
Notary Public
My Commission Expires: 6-8-27
(SEAL)

LOGAN BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212