(1)

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1415006 DEEDWARR
05/04/2026 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $12,025.00
20260504-0039172

File No. EM-26-1710

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $3,250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 3/12/29

(AFFIX SEAL)

LARRY WESTBROOK NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chaille Becker and Jason Becker		
(NAME)	(NAME)	
945 Travelers Court	NEW OWNERS	145-07-0-064.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher Eubank, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chaille J. Becker and Jason E. Becker, wife and husband**, HEREINAFTER CALLED THE GRANTEE, 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 Lot No. 25 on the Plan of Inns of Granny White as of record in Plat Book 6250, Page 460, as revised in Plat Book 6900, Page 125, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly margin of Travelers Court being the most Westerly corner of Lot No. 24 on the plan of Inns of Granny White, as of record aforesaid; thence, South 30 degrees 42 minutes 1 second East 271.67 feet to a point; thence South 43 degrees 30 minutes 49 seconds West 125.35 feet to a point; thence North 38 degrees 22 minutes 59 seconds West 323.65 feet to a concrete monument on the Easterly margin of the intersection of Travelers Court and Harpeth Knobs Drive; thence, Northwardly along a curve at the intersection of Harpeth Knobs Drive and Travelers Court having a length of 35.57 feet and a radius of 25.00 feet to a concrete monument; thence, North 73 degrees 57 minutes 53 seconds East 93.31 feet along the Easterly margin of Travelers Court to a concrete monument; thence, Northeastwardly along a curve forming the Easterly margin of Travelers Court having a length of 44.79 feet and a radius of 175.00 feet to the point of beginning.

Being the same property conveyed to Jerremy Newsome and Svetlana Newsome, husband and wife by Warranty Deed from Matthew R. Burnstein and Julie Burnstein, husband and wife of record in Instrument No. 20210329-0040945 Register's Office for Davidson County, Tennessee, dated March 26, 2021 and recorded on March 29, 2021.

Being the same property conveyed to Christopher Eubank, an unmarried man by Warranty Deed from Jerremy Newsome and Svetlana Newsome, husband wife of record in Instrument No. 20240327-0021134 Register's Office for Davidson County, Tennessee, dated March 26, 2024 and recorded on March 27, 2024.

This is property more commonly known as 945 Travelers Court, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this ~~20th~~ 17th day of April, 2026.

Christopher Eubank

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~20th~~ 17th day of April, 2026, before me personally appeared Christopher Eubank, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this ~~20th~~ 17th day of April, 2026.

Notary Signature
My commission expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 April 17, 2026.

Signature – Larry N. Westbrook

Date: April 27, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27th day of April, 2026.

Notary Public

My Commission Expires: 9/6/2027

ANNE M PEWITT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY