Karen Johnson Davidson County
Batch# 1421162 DEEDWARR
05/15/2026 01:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,116.40
20260515-0043970

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

39-B
File #26-1123

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 **Callan James Westenberg, unmarried man**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **TBBZ Holdings, 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:**

Land in Davidson County, Tennessee being Lot No. 20 on the Plan of Rose Estates, Section One, of record in Plat Book 3800, page 37, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Callan James Westenberg and Margaret Nicole Decampo by Warranty Deed from David Kyle Herrington and Meghan Waldow, Husband and Wife of record in Instrument No. 20221114-0120855, Register's Office for Davidson County, Tennessee, dated September 29, 2022 and recorded on November 14, 2022 and Scriveners Affidavit Recorded Instrument No. 20230106-0001142.

Being the same property conveyed to Callan James Westenberg by Quitclaim Deed from Margaret Nicole Decampo of record in Instrument No. 20260427-0036292 Register's Office for Davidson County, Tennessee, dated October 01, 2025 and recorded on April 27, 2026.

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: 833 Rose Park Drive, Nashville, TN 37206.

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:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
TBBZ Holdings, LLC 833 Rose Park Drive Nashville, TN 37206	NEW OWNER	084-01-0-139.00

WITNESS THE EXECUTION HEREOF this 12th day of May, 2026.

Callan James Westenberg

State of Massachusetts)
County of Middlesex

On this 12th day of May, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Callan James Westenberg, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public Michael J O'Sullivan

My Commission Expires: 02/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 572,000.00.**

Affiant

Sworn and subscribed before me on this the 13th day of May, 2026.

Notary Public

My Commission Expires: ~~My Commission Expires~~
July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G Nichols 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 May 13, 2026 (date of document).

Affiant Signature

May 13, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13 day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 5/8/2029

NOTARY'S SEAL

