Karen Johnson Davidson County
Batch# 1432818 DEEDWARR
06/11/2026 02:51:30 PM 4 pgs
Fees: $23.00 Taxes: $4,810.00
20260611-0053169

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39240	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $1,300,000.00. Affiant Subscribed and sworn to before me this 11th day of June, 2026. Notary Public My Commission Expires:

KAREN CASEY MARTIN
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Phillip Neil MacDonald and Rebecca Claire MacDonald 303 St. James Park Nashville, TN 37215	New Owners	Map and Parcel No.: 117130B09700CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, C.L. Steinhouse, III, unmarried ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Phillip Neil MacDonald and Rebecca Claire MacDonald, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 303 St. James Park, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds himself, his heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 11th day of June, 2026.

GRANTOR:

C L Steinhouse III

C.L. Steinhouse, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, C.L. Steinhouse, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of June, 2026.

Notary Public
My Commission Expires:

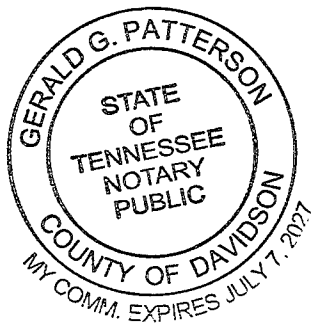


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 303 on the Plan of Phase One of Abbottsford A Planned Unit Development, as of record in Plat Book 6250, Pages 419-421, as amended in Book 6771, Page 683 and as Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to C.L. Steinhouse, III by deed dated December 30, 1997 from Richard Holton of record in Book 10741, Page 144, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. All matters appearing on the Plan of record as Plat Book 6250, Page(s) 419-421; as amended in Book 6771, Page 683; and Surveyors Certificate of Correction recorded in Book 6800, Page 164, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Frank R. Leu Property, as recorded in Plat Book 6250, Page(s) 418.
6. Declaration of Covenants, Conditions and Restrictions and By-Laws recorded in Book 6537, Page 303; as Amended and Restated in Book 8106, Page 1 and as amended in Book 8627, Page 254; Book 9381, Page 876; Book 10458, Page 810; Instrument No. 20010330-0030930; Instrument No. 20131218-0127945; Instrument No. 20131218-0127946; Instrument No. 20131218-0127949; Instrument No. 20150511-0042928; Instrument No. 20160523-0051264; Instrument No. 20160523-0051265; Instrument No. 20160523-0051266 and Supplemental Declaration recorded in Instrument No. 20010502-0045152, Register's Office for Davidson County, Tennessee.
7. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants and Reciprocal Easements recorded in Book 6478, Page 177; as amended in Book 6530, Page 242, Register's Office for Davidson County, Tennessee.
8. Easement recorded in Book 1037, Page 572; Book 1286, Page 690, Register's Office for Davidson County, Tennessee.
9. Stormwater Detention Agreement as set forth in instrument recorded in Book 6555, Page 328, Register's Office for Davidson County, Tennessee.
10. Parking Rules of record in Instrument No. 20140307-0019563 and Leasing Rules of record in Instrument No. 20140408-0029142, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I, Scott Hubbard 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

6/11/2026.

Date

Affiant Signature

June 11, 2026

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 11th day of June, 2026

Notary's Signature

ANN CASEY MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07-02-2029
DAVIDSON COUNTY

My Commission Expires: _____
Date

Notary's Seal (if on paper)

M&H File #: **26-297**