THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554413** Karen Johnson Davidson County Batch # 1432982 DEEDWARR 06/12/2026 09:41:25 AM 2 pgs Fees: $13.00 Taxes: $8,880.00 20260612-0053396	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,400,000.00. Affiant Subscribed and sworn to before me, this 11th day of June, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Brian M. Wagner and Rebecca Wagner 5 Castlewood Court Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144 08 0B 002.00

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, **Alice A. Hinton and Peter D. Vanlingen, wife and husband** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brian M. Wagner and Rebecca Wagner, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of CASTLEWOOD, as of record in Plat Book 6900, Page 133, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Alice A. Hinton and Peter D. Vanlingen, wife and husband, by Quitclaim Deed from Alice A. Hinton, a married woman, of record in Instrument No. 20210702-0090207, in the Register's Office of Davidson County, Tennessee, dated July 01, 2021 and recorded on July 02, 2021.

Being the same property conveyed to Alice A. Hinton, by Warranty Deed from Julian I. Hazlewood, married, of record in Book 11642, Page 898, in the Register's Office of Davidson County, Tennessee, dated August 27, 1999 and recorded on August 31, 1999.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of A REVISION OF CASTLEWOOD, as recorded in Plat Book 6900, Page(s) 133.

Declaration of Covenants, Conditions and Restrictions recorded in Book 6483, Page 391; as amended in Book 8165, Page 130.

Easement for Grant of Appurtenant, recorded in Book 10013, Page 172.

Charter for Castlewood Homeowners' Association, Inc., recorded as Book 6658, Page 656.

Certificate of Compliance recorded as Book 7605, Page 776.

This is improved property located at 5 Castlewood Court Nashville TN 37215

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

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 11th day of June, 2026.

Alice A. Hinton

Peter D. Vanlingen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alice A. Hinton and Peter D. Vanlingen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they 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:

