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

Karen Johnson Davidson County
Batch# 1460236 DEEDWARR
08/18/2026 12:11:30 PM 3 pgs
Fees: $18.00 Taxes: $8,140.00
20260818-0076812

39-B
File #26-1200

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 **Robert S. King, a married person**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **2013 Castleman Drive Trust dated July 16, 2026**, 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:**

Being Lot No. 1 on the Final Plat (Partition) Re-subdivision of Lot No. 18 and the westerly 1/2 of Lot No. 19, Block 7 Overton Hills, of record in Instrument No. 20120222-0015194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert S. King, a married person by Warranty Deed from Rigid Development, Inc. of record in Instrument No. 20130125-0008451, Register's Office for Davidson County, Tennessee, dated January 25, 2013 and recorded on January 25, 2013.

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: 2013 B Castleman Drive, Nashville, TN 37215.

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 #:
2013 Castleman Drive Trust **2013 B Castleman Drive** **Nashville, TN 37215**	2013 Castleman Drive Trust c/o Wiatr & Associates 1212 8th Ave. S., Suite 102 Nashville, TN 37203	**131-06-0-044.00**

WITNESS THE EXECUTION HEREOF this 13th day of August, 2026.

Robert S. King

Kristin F. King

State of Tennessee)
County of Davidson)

On this 13th day of August, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Robert S. King and Kristin F. King, 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

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,200,000.00.**

Affiant

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

Notary Public

My Commission Expires: 11-5-29

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on August 13, 2026 (date of document).

Signature

Date: 8-13-26

STATE OF Tennessee
COUNTY OF Davidson

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

Tracey Perry
Notary Public

My commission Expires: 11-5-29

TRACEY PERRY
SEAL
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON