THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260855364**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson GN The actual consideration or value, whichever is greater, for this transfer is: $2,750,000.00. Affiant Subscribed and sworn to before me, this 14th day of August, 2026. Notary Public My Commission Expires: 7/25/29

Lynn McAlister STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1464218 DEEDWARR
08/25/2026 02:54:30 PM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20260825-0078702

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Henry Lowenfels 1138 Brookmeade Drive Nashville TN 37204	Xpert Home Lending Inc. 1920 Main St Ste 1200 Irvine, CA 92614	Tax Parcel ID No. 131 04 0 217.00

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, **Katy Whalen and Josh Whalen, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Henry Lowenfels, unmarried man**, ("Grantees"), their 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. 5 on the Plan of DUNCANWOOD of record in Plat Book 1424, Page 139, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Katy Whalen and Joshua Whalen, wife and husband, by Warranty Deed from Carina Cristofalo and Mark T. Cristofalo, husband and wife, of record in Instrument No. 20230811-0062545, in the Register's Office of Davidson County, Tennessee, dated August 10, 2023, and recorded on August 11, 2023.

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 utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026 and thereafter, not yet due and payable.

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 DUNCANWOOD, as recorded in Plat Book 1424, Page(s) 139.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 1786, Page 178.

This is improved property located at 1138 Brookmeade Drive Nashville TN 37204

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 13th day of August, 2026.

Katy Whalen

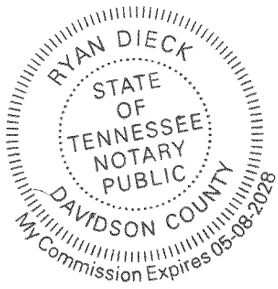
Josh Whalen

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Katy Whalen and Josh Whalen, 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 13th day of August, 2026.

Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, Ryan Rafoth, 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

August 19, 2026
Date

Affiant Signature

8/19/2026
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 19th day of August, 2026

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202608250078702