| | |
|---|---|
| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**10 Burton Hills Blvd, Ste 130**<br>**Nashville, TN 37215**<br><br>**CRT File No. 260955666** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $825,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this 25th day of September, 2026.<br><br>Notary Public<br>My Commission Expires: |

Karen Johnson Davidson County
Batch# 1480349 DEEDWARR
10/02/2026 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20261002-0091056

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

## WARRANTY DEED

| | | |
|---|---|---|
| Address New Owner:<br>The Baumgartner Living Trust<br>1116 Belvidere Drive<br>Nashville TN 37204 | Send Tax Bills To:<br>New Owner | Tax Information:<br>Tax Parcel ID No.<br>131-04-0-082.00 |

**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, **Kay Dawn Tower and Craig W. Tower, Trustees or their Successors in Interest of The Kay Dawn Tower Declaration of Trust dated June 20, 1996 and amendments thereto** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **James Baumgartner and Heather Baumgartner, Trustees of The Baumgartner Living Trust dated October 17, 2022** ("Grantees"), their 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. 19 and the Easterly 39.10 feet front and 39.48 feet rear of Lot No. 20 of Block 12 on the Plan of College Park of record in Plat Book 843, Page 29, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Said Lot and part of said Lot adjoin and front together 90.0 feet on the Northerly side of Belvidere Drive and run back between lines 167 feet 3 inches on the Easterly line and 170.96 feet on the Westerly line to a line in the rear on which it measures 89.40 feet.

Being the same property conveyed to KAY DAWN TOWER AND CRAIG W. TOWER, TRUSTEES OR THEIR SUCCESSORS IN INTEREST OF THE KAY DAWN TOWER DECLARATION OF TRUST DATED JUNE 20, 1996 AND AMENDMENTS THERETO, by deed from JOHN C. ORR AND MIKHAYLA MANGANELLO N/K/A MIKHAYLA ORR, HUSBAND AND WIFE, of record in Instrument No. 20251222-0101427, dated December 18, 2025, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 131-04-0-082.00.

Davidson County taxes for 2025, Map-Par. 131-04-0-082.00, $6,033.21, PAID.
If improvements are completed after January 1st and before September 1st of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.
Matters shown on the Plan of record in Plat Book 843, page 29, said Register's Office.
Subject to any creek or branch running through or along the boundary line of subject property.
Storm Sewer Easement of record in Book 3893, page 142, said Register's Office.

This is improved property located at 1116 Belvidere 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 25th day of September, 2026.

The Kay Dawn Tower Declaration of Trust dated June 20, 1996

Kay Dawn Tower
By: Kay Dawn Tower, Trustee

Craig W. Tower
By: Craig W. Tower, Trustee

STATE OF Florida )
COUNTY OF Monroe ) By means of physical presence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kay Dawn Tower and Craig W. Tower, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Trustees of The Kay Dawn Tower Declaration of Trust dated June 20, 1996, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2026.

Raymond Victor Caputo
Notary Public

My Commission Expires: 9-9-2027

RAYMOND VICTOR CAPUTO
Notary Public - State of Florida
Commission # HH 429322
My Comm. Expires Sep 9, 2027
Bonded through National Notary Assn.

RAYMOND VICTOR CAPUTO
Notary Public - State of Florida
Commission # HH 429322
My Comm. Expires Sep 9, 2027
Bonded through National Notary Assn.

Certificate of Authenticity

I, Krystal Schuster, 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 9/25/26.

Date

Affiant Signature

9/25/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of September, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)