Karen Johnson Davidson County
Batch # 1480704 DEEDWARR
10/05/2026 01:55:50 PM 4 pgs
Fees: $23.00 Taxes: $2,738.00
20261005-0091575

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39485-09-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Affiant Subscribed and sworn to before me this 2nd day of October, 2026. Notary Public My Commission Expires: 11/11/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jackson Harris Clair Castleberry 814 Kendall Drive Nashville, TN 37209	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Map and Parcel No.: 10309008500

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, Philip William Luebben and Maricel Ramiro Luebben, as Trustees of the Philip and Maricel Luebben Trust under agreement dated March 22, 2023 ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Jackson Harris and Clair Castleberry, as 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 814 Kendall Drive, Nashville, TN 37209.

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 Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, 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, Grantors have executed this instrument on the 30th day of September, 2026.

GRANTORS:

Philip William Luebben, as Trustee of the
Philip and Maricel Luebben Trust
under agreement dated March 22, 2023

Maricel Ramiro Luebben, as Trustee of the
Philip and Maricel Luebben Trust
under agreement dated March 22, 2023

STATE OF CALIFORNIA
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Philip William Luebben and Maricel Ramiro Luebben, as Trustees of the Philip and Maricel Luebben Trust under agreement dated March 22, 2023, 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 _____ day of _____, 2026.

_____
Notary Public
My Commission Expires: See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Orange)

On September 30, 2026 *Date* before me, Viorica Marcu, Notary Public *Here Insert Name and Title of the Officer*,

personally appeared Philip William Luebben and Maricel Ramiro Luebben *Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ *Signature of Notary Public*

VIORICA MARCU
COMM. # 2561530
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
COMM. EXPIRES AUG. 4, 2030

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document
Title or Type of Document: Warranty Deed
Document Date: September 30, 2026 Number of Pages: 3
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name: Philip William Luebben
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Philip and Maricel Luebben Trust Agreement dated March 22, 2023

Signer's Name: Maricel Ramiro Luebben
☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☑ Trustee ☐ Guardian or Conservator
☐ Other:
Signer Is Representing: Philip and Maricel Luebben Trust Agreement dated March 22, 2023

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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot 54, Section 4, Brookside Courts, Addition No. 4, as shown on plat of record in Book 2083, Page 59, in the Registers Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Said Lot No. 54 fronts 80 feet on the Southeasterly side of Kendall Drive and runs back 249.6 feet on the Northeasterly line and 233.7 feet on the Southwesterly line to a dead line in the rear on which it measures 81.6 feet.

Being the same property conveyed to Philip William Luebben, a married man, and Gabrielle Nicole Luebben, a single woman, as tenants in common, by deed dated May 16, 2023 from James E. Green, Jr. and Montgomery W. Green, husband and wife, of record in Instrument No. 20230516-0036678, in the Register's Office of Davidson County, Tennessee. By Quitclaim Deed dated May 16, 2023 of record in Instrument No. 20230516-0036680, Register's Office for Davidson County, Tennessee, Gabrielle Nicole Luebben, a single woman, and Philip William Luebben, a married man, conveyed subject property to Philip William Luebben and Maricel Ramiro Luebben, as Trustees of the Philip and Maricel Luebben Trust under agreement dated March 22, 2023.

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. General or special taxes and assessments required to be paid in the year 2026 and subsequent years.
5. All matters appearing on the Plan of record as Book 2083, Page 59, Register's Office for Davidson County, Tennessee.
6. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2015, Page 56, Register's Office for Davidson County, Tennessee.