THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 1194199 DEEDWARR 10/16/2024 12:25:30 PM 3 pgs Fees: $18.00 Taxes: $8,991.00 20241016-0080249	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $2,430,000.00 Affiant Subscribed and sworn to before me, this 15th day of October, 2024. Notary Public My Commission Expires: 03/01/2025 JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

WARRANTY DEED

Address New Owner: Keith Gregory Brown and Dominique Elita Brown 3916 Caylor Drive Unit B Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No.____ 117-13-0S-002-00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BAGWELL CONSTRUCTION CO. LLC, A TENNESSEE LIMITED LIABILITY COMPANY, AND MARK T. BROWN CONSTRUCTION, INC. A TENNESSEE CORPORATION** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **KEITH GREGORY BROWN AND DOMINIQUE ELITA BROWN, HUSBAND AND WIFE** ("Grantee"), Grantee's 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 Unit 3916 Caylor Drive Unit B of Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements located at Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20220610-0066188, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20220610-0066188, and Bylaws appended thereto as Exhibit "C", in said Register's Office, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Bagwell Construction Co. and Mark T. Brown Construction, Inc, by Deed dated March 15, 2023 from Chris Bagwell, married and Mark T. Brown, married, as tenants in common, recorded April 3, 2021, in Instrument Number 202404030023244, in the Official Records of Davidson County, Tennessee.

This is unimproved property commonly known as: **3916 Caylor Drive Unit B Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 7th day of October, 2024.

BAGWELL CONSTRUCTION CO. LLC

SOLE MEMBER

By: Christopher Bagwell, Sole Member

MARK T. BROWN CONSTRUCTION, INC.

PRES

By: Mark T. Brown, President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Christopher Bagwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Sole Member of BAGWELL CONSTRUCTION CO. LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Sole Member.

Witness my hand and official seal at office this 7th day of October, 2024.

DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Mark T. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the President of MARK T. BROWN CONSTRUCTION, INC, the within named bargainer, a Tennessee corporation and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as President.

Witness my hand and official seal at office this 7th day of October, 2024.

Notary Public
My Commission Expires: _____

DAVIDSON COUNTY CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC

Certificate of Authenticity

I, Renee Long, 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 10-08-2024.

Date

Affiant Signature

10-15-2024

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 15th day of October, 2024.

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY