Karen Johnson Davidson County
Batch# 1246397 DEEDWARR
03/14/2025 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $5,272.50
20250314-0019081

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38487-01-2025	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $1,425,000.00. Affiant Subscribed and sworn to before me this 12th day of March, 2025. Notary Public My Commission Expires: 10-11-28

STATE OF TENNESSEE NOTARY PUBLIC DONNA VANDERFORD BEDFORD COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
William Ireland Catherine Ireland 501 Brighton Place Nashville, TN 37205	First Horizon Bank 165 Madison Avenue Memphis, TN 38103	Map and Parcel No.: 104130E00900CO

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, Kevin M. Luftman and Afton Brianna Luftman, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to William Ireland and Catherine Ireland, 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 501 Brighton Place, Nashville, TN 37205.

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 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 5th day of March, 2025.

GRANTOR:

Kevin M. Luftman

Afton Brianna Luftman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin M. Luftman and Afton Brianna Luftman, 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 5th day of March, 2025.

Notary Public
My Commission Expires:

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 9 and designated as Unit No. 501 together with the appurtenant interest in the common elements of Brighton Place Condominiums, a horizontal property regime established by Master Deed of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Master Deed and being located upon Lot No. 5 on the Plan of Brighton Place of record in Plat Book 6250, Page 144, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin M. Luftman and Afton Brianna Luftman, husband and wife, by deed dated June 4, 2018 from William M. Ozburn, Jr. and Hannah B. Ozburn, husband and wife, of record in Instrument No. 20180615-0057600, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for the year 2025, 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. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for Brighton Place Condominiums, of record in Book 6569, page 529, Register's Office for Davidson County, Tennessee.
5. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
6. All matters appearing on the Plan of record as Book 6250, page 144, Register's Office for Davidson County, Tennessee.
7. Easement of record in Book 4076, page 314, Register's Office for Davidson County, Tennessee.
8. Subject to all matters on the Plan attached as Exhibit "B" to the Master Deed of record in Book 6569, Page 529, Register's Office for Davidson County, Tennessee.
9. Subject to rights of others in and to the common areas and/or elements.
10. Rights of adjoining owners in and to the use of party walls located partly upon insured premises and partly upon adjoining premises.

CERTIFICATE OF AUTHENTICITY

I, Jennifer D. Stacey, do hereby make oath that I am a licensed attorney and/or 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 documents executed and authenticated according to law on 3.13.25.

Affiant

Date: 3.13.25

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Sworn and subscribed to before me this 13 day of March, 2025

Notary Public

My Commission Expires: 10-11-28

