(2)

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8298-WE

Karen Johnson Davidson County
Batch # 1247942 DEEDWARR
03/19/2025 10 55 03 AM 2 pgs
Fees $13 00 Taxes $3,698 15

20250319-0019592

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 999,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF March, 2025

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

DAWN MICHELLE OSBORNE NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-23-2025

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRG, LLC.	BRG, LLC.	
819 Industrial Rd	819 Industrial Rd.	115-06-0-010.00
Centerville, TN 37033	Centerville, TN 37033	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Lauren Tumminello, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC., A TENNESSEE LIMITED LIABILITY COMPANY**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 138 on the Plan of Section Two, West Meade Estates of record in Plat Book 2900, Page 118, 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 Laura E. Duncan and David Duncan, wife and husband, and Harold L. Durham, a married person by Warranty Deed from Lauren Silver Mandel, individually and as Executrix of the Estate of Deborah Silver of record in Instrument No. 20081201-0116346, Register's Office for Davidson County, Tennessee, dated October 16, 2008 and recorded on December 01, 2008.

Being the same property conveyed to Frances J. Durham, Trustee of the Harold L. Durham Family Living Trust (as to a 50% interest) by Executor's Quitclaim Deed from Frances J. Durham, Executrix of the Estate of Harold L. Durham, (deceased) of record in Instrument No. 20100412-0027660, Register's Office for Davidson County, Tennessee, dated April 08, 2010 and recorded on April 12, 2010.

Being the same property conveyed to Frances J. Durham, Trustee of the Harold L Durham Family Trust (as to a 50% interest) by Quitclaim Deed from Frances J. Durham, Trustee of the Harold L. Durham Family Living Trust of record in Instrument No. 20100422-0030512,Register's Office for Davidson County, Tennessee, dated April 15, 2010 and recorded on April 22, 2010.

Being the same property conveyed to Lauren Tumminello by Warranty Deed from Frances J. Durham, Trustee of the Harold L. Durham Family Trust (50 Percentage Interest) of record in Instrument No. 20190513-0044510 Register's Office for Davidson County, Tennessee, dated April 30, 2019 and recorded on May 13, 2019.

Further being the same property conveyed to Lauren Tumminello by Quitclaim Deed For Correction of Scrivener's Error from Laura E. Duncan and David Duncan, husband and wife, individually of record in Instrument No. 20250319-0019591, dated March 12, 2025 and recorded March 19, 2025, Register's of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **6544 Brownlee Drive, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 14 day of March, 2025.

Lauren Tumminello

Lauren Tumminello

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Lauren Tumminello,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of March, 2025.

My Commission expires: Nov 8 2027

Notary Public

R. L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON