Prepared By & Return To:
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
Ste. 290
Brentwood, TN 37027
B-25-2050

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $769,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 28th day of April, 2025

Notary Public

Commission Expires: 03/28/28

MACKENZIE REINACHER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires

Karen Johnson Davidson County
Batch# 1267333 DEEDWARR
05/01/2025 10:58:30 AM 5 pgs
Fees: $28.00 Taxes: $2,845.30
20250501-0033685

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brian L.J. Bresar and Laura A. Bresar 2717 North Highlands Drive Nashville, TN 37221	Mortgage Investors Group 8320 E Walker Springs Ln, Suite 200 Knoxville, TN 37923	142-16-0C-016.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Karen Greene Dowling, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian L.J. Bresar and Laura A. Bresar, Trustees of the Bresar Family Trust, dated December 30th, 2021

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. 16 on the Plan of Final Plat, Devon Highlands, Phase I, of record in Plat Book 7900, Page 428, 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 Karen Greene Dowling, a single woman by Warranty Deed from Leslie I. Sabler, unmarried of record in Instrument No. 20220210-0015501 Register's Office for Davidson County, Tennessee, dated January 27, 2022 and recorded on February 10, 2022.

THIS CONVEYANCE IS MADE SUBJECT TO: (1th) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2717 North Highlands Drive, Nashville, TN 37221

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 so 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.

Dated this the ~~28th~~ 25th day of April, 2025.

Karen Greene Dowling

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF ~~WILLIAMSON~~ SUMTER

On this ~~28th~~ 25th day of April, 2025, before me personally appeared Karen Greene Dowling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed, BY MEANS OF PHYSICAL PRESENCE

Witness my hand, at office, this ~~28th~~ 25th day of April, 2025.

Notary Signature DAVID M. REED
My commission expires: 08/21/2026

Notary Public State of Florida
David M Reed
My Commission HH 302665
Expires 8/21/2026

TYPE OF IDENTIFICATION PRODUCED: DRIVER LICENSE

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 so 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.

Dated this the ~~28th~~ 25th day of April, 2025.

Karen Greene Dowling

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of April, 2025, before me personally appeared Karen Greene Dowling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of April, 2025.

SEE ATTACHED CERTIFICATE
Notary Signature
My commission expires:

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13)

State of Florida
County of SUMTER

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 25TH day of APRIL, 2025, by
Date *Month* *Year*

KAREN GREENE DOWLING
Name of Person Acknowledging

Notary Public State of Florida
David M Reed
My Commission HH 302665
Expires 8/21/2026

Signature of Notary Public — State of Florida

DAVID M. REED
Name of Notary Typed, Printed or Stamped

☐ Personally known

☑ Produced Identification

Type of Identification Produced: DRIVER LICENSE

Place Notary Seal Stamp Above

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: 04/28/2025 Number of Pages: 2

Signer(s) Other Than Named Above: NONE

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Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 **04/25/2025** (date of document).

Affiant Signature

04/25/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this **25th** day of **April**, 20**25**.

Notary's Signature

My Commission Expires: 11/30/29

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY