WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,999 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF MAY, 2025

Notary Public

MY COMMISSION EXPIRES 11-3-25

(AFFIX SEAL)

JOHN GLEAVES · STATE OF TENNESSEE · NOTARY PUBLIC · DAVIDSON COUNTY

Karen Johnson
Batch # 1271542
05/09/2025 02 16 28 PM
Fees $18 00 Taxes $1,628 00

20250509-0036728

Davidson County
DEEDWARR
3 pgs

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Andrew Click	**United Wholesale Mortgage, LLC**	
(NAME)	(NAME)	**072-15-2C-001.00-CO**
1625 Branch Street	**585 South Blvd E**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**Pontiac, MI 48341**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **EMILY BRINK, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW CLICK, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Unit No A of Branch Homes, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Branch Homes, a Horizontal Property Regime with Private Elements, of record as Instrument No 20160512-0047595, 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 Branch Homes, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No 20160512-0047595, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit

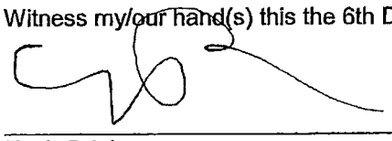
Being the same property conveyed to Emily L Brink, an unmarried woman by Warranty Deed from Caroline Rodgers Leggett, an unmarried woman of record in Instrument No 20221013-0112122 Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 13, 2022

This conveyance is subject to
- Taxes for the year 2025, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 843, Page 38, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20160512-0047595, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Charter for Branch Homes of record in Instrument Number 20160512-0047596, in the Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4116, Page 624, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **1625 Branch Street, Nashville, Tennessee 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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

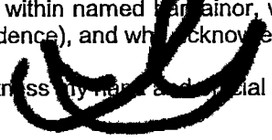
Witness my/our hand(s) this the 6th DAY OF MAY, 2025.



Emily Brink

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMILY BRINK, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.



Witness my hand and official seal, this the 6th of May, 2025

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 May 6, 2025

Affiant Signature

May 8, 2025
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 8th day of May, 2025

Notary's Signature

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

My Commission Expires 05/08/28
Date

Notary's Seal (if on paper)