This Instrument Prepared by and Return to:
**Bell & Alexander Title Services, Inc.**
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $325,000.00.

Caitlyn Griffith
Affiant

Subscribed and sworn before me this the 14th day of May, 2025.

Notary Public
My commission expires: 10/27/25

Karen Johnson Davidson County
Batch# 1273398 DEEDWARR
05/15/2025 06:32:30 AM 3 pgs
Fees: $18.00 Taxes: $1,202.50
20250515-0038103

# WARRANTY DEED

| Address of New Owner: | Send Tax Bill to: | Tax Information: |
|---|---|---|
| Alison K Plunket<br>415 Shadow Glen Dr.<br>Nashville, TN 37211 | Guaranteed Rate, Inc.<br>3940 N. Ravenswood Ave, Suite 2W<br>Chicago, IL 60613 | 161-16-0A-125.00 |

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BROOKS BRATTEN AND AMY BRATTEN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to ALISON K. PLUNKET, AN UNMARRIED WOMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 125, together with the appurtenant interest in the common elements of Town homes of Shadow Glen, as established by Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040315-0029248; as corrected in Instrument No. 20040317-0030572; as amended in Instrument No. 20040713- 0083179; and further amended in Instrument No. 20040720 0086706; Instrument No. 20040720-0086707; Instrument No. 20041021-0126776, Instrument No. 20041025-0128065; Instrument No. 20050118-0005927; Instrument No. 20050317-0029206; Instrument No. 20050425-0045905; Instrument No. 20050520-0056887; Instrument No. 20051007-0121715; Instrument No. 20051107-0134921; Instrument No. 20051207-0147464; and Instrument No. 20060124-0009112, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "A" to the aforementioned Supplement to Declaration of record in Instrument No, 20051107-0134921, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brooks Bratten, unmarried and Amy Hurd, unmarried, Joint Tenants with Rights of Survivorship, by deed dated 07/21/2022, from Robyn L. McDonald, a single woman, of record in Instrument No.20220727-0085490, Register's Office for said County. The said Amy Hurd having since married and is now known as Amy Bratten.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 415 Shadow Glen Dr., Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 14th day of May, 2025.

Brooks Bratten

Amy Bratten

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brooks Bratten and Amy Bratten, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 14th day of May, 2025.

My commission expires: 6/14/2026

Notary Public

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**Certificate of Authenticity**

I, Nick Harris, 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 **May 14, 2025**.

Affiant Signature

**5/14/25**

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **14** day of **May**, 20**25**.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY