WARRANTY DEED

Karen Johnson Davidson County
Batch# 1277147 DEEDWARR
05/23/2025 10:29:30 AM 3 pgs
Fees: $18.00 Taxes: $2,793.50
20250523-0040762

File No. KS-25-9669

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of May, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Candance Michelle Brake and Nicholas Louis Brake	Candance Michelle Brake and Nicholas Louis Brake	
(NAME)	(NAME)	
601 Madison Street, #105	**Property**	082-13-0K-105.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(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, I/we, **Elaine Mai Phillips and Randal Davis, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Candance Michelle Brake and Nicholas Louis Brake, wife and husband**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium apartment in Davidson County, Tennessee, described as follows, to-wit being Unit No. 105 of The Elliott School Condominiums, as shown on the Plat of record on Exhibit C to the Master Deed of The Elliott School Condominiums, of record in Instrument Number 20210603-0074528 and recorded on June 6, 2021, as amended by Amendment to Master Deed of record in Instrument No. 20220211-0016111 and recorded on 2/11/2022 in the Register's Office for said County, to which plan reference is here made, together with all rights and obligations appurtenant thereto as set forth in said Master Deed.

Being the same property conveyed to Elaine Mai Phillips, an unmarried woman by Special Warranty Deed from Mainland Germantown, LLC, a Tennessee limited liability company of record in Instrument No. 20210921-0126937 Register's Office for Davidson County, Tennessee, dated September 17, 2021 and recorded on September 21, 2021.

Elaine Mai Phillips is now married to Randal Davis.

This is property more commonly known as 601 Madison Street, #105, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 my/our hand this 20th day of May, 2025.

Elaine Mai Phillips

Randal Davis

STATE OF MONTANA
COUNTY OF Yellowstone

On this 20th day of May, 2025, before me personally appeared Elaine Mai Phillips and Randal Davis, 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 20th day of May, 2025.

Notary Signature
My commission expires: Feb 12, 2028

JULIE NORSKOG
NOTARY PUBLIC for the
State of Montana
Residing at Billings, Montana
My Commission Expires
February 12, 2028

US-25-9669 Warranty Deed

Certificate of Authenticity

I, Krystal Schuster, 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 **5/20/25**.

Date

Affiant Signature

5/20/25

Date

State of Tennessee

County of Davidson

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

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27

Date

Notary's Seal (if on paper)