Karen Johnson Davidson County
Batch# 1284031 DEEDWARR
06/13/2025 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $2,071.63
20250613-0045851

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. EM-25-9876

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $559,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 3-20-28
(AFFIX SEAL)

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 NUMBERS
Brooks Bratten and Amy Bratten	Guild Mortgage Co. LLC	
(NAME)	(NAME)	
7448 Harrow Drive	5887 Copley Dr.	142-02-0-087.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Diego, CA 92111	
(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, **Stephanie L. Stevens and James Stevens, wife and husband**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amy Jean Bratten and Brooks Nelson Bratten, 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:

Land in Davidson County, Tennessee, being Lot No. 118 on the Plan of Cross Timbers, Section 3 of record in Plat Book 4175, Page 21, 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 Stephanie L, Potter, an unmarried Individual by Warranty Deed from Estate of Kyle Richard Patty, by Scott Allen Patty, as Executor and as heir-at-law of Kyle Richard Patty; Gregg Richard Patty, as heir-at-law of Kyle Richard Patty; Susan Lynn Patty, as heir-at-law of Kyle Richard Patty; Jill Elaine Lubore, as heir-at-law of Kyle Richard Patty; and Amy Elizabeth Hamiter, as heir-at-law of Kyle Richard Patty of record in Instrument No. 20160620-0062218 Register's Office for Davidson County, Tennessee, dated June 20, 2016 and recorded on June 16, 2016.

This is property more commonly known as 7448 Harrow Drive, Nashville, TN 37221.

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 9th day of June, 2025.

Stephanie L. Stevens

James Stevens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of June, 2025, before me personally appeared Stephanie L. Stevens and James Stevens, 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 9th day of June, 2025.

Notary Signature
My commission expires: 3-3-2026



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6/9/25.

Affiant Signature

6/9/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY