THIS INSTRUMENT WAS PREPARED BY **Harpeth Escrow, LLC** **117 Saundersville Road, Ste. 201** **Hendersonville, TN 37075**	**STATE OF Tennessee** **COUNTY OF Davidson** The actual consideration or value, whichever is greater, for this transfer is **$650,000.00**. **Affiant** Subscribed and sworn to before me, this **9th day of June, 2025**. **Notary Public** **My commission expires:**

Karen Johnson Davidson County
Batch# 1284854 DEEDWARR
06/16/2025 02:04:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20250616-0046978

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
The Brandywine Drive Revocable Trust, Dated June 9, 2025 **502 Brandywine Drive** **Old Hickory, TN 37138**	New Owner	**064-01-0-013.00** Account No.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Ginger Conway and Steven Conway, wife and husband**, Grantor(s), has this day bargained and sold, and does hereby transfer and convey unto the said, **The Brandywine Drive Revocable Trust, Dated June 9, 2025**, Grantee(s) herein, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Brandywine Farms, Section 1, of record in Book 3600, Page 80, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description thereof.

Being the same property conveyed to Ginger Conway and Steven Conway, wife and husband by Warranty Deed from Linda L. Faulkner, an unmarried woman of record in Instrument No. 20220928-0107267 Register's Office for Davidson County, Tennessee, dated September 26, 2022 and recorded on September 28, 2022.

William S. Faulkner died on or about August 24, 1990, leaving Linda L. Faulkner aka Linda D. Faulkner the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as **502 Brandywine Drive, Old Hickory, TN 37138**.

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 in 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(s) this **9th day of June, 2025.**

Steven Conway

Steven Conway

Ginger Conway

Ginger Conway

STATE OF WASHINGTON
COUNTY OF THURSTON

On this 9th day of June, 2025, before me personally appeared Steven Conway and Ginger Conway, 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: 7-8-28

PAUL K DAVIS
Notary Public
State of Washington
Commission # 20109392
My Comm. Expires Jul 8, 2028

HE-2025-247

Certificate of Authenticity

I, Ryan Lux, 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 **June 9, 2025**.

Date

Affiant Signature

June 9, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **9th** day of **June**, 20 **25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

