Karen Johnson Davidson County
Batch# 1288672 DEEDWARR
06/23/2025 02:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,291.30
20250623-0049181

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $349,000.00. Affiant Subscribed and sworn to before me, this the 17th day of June, 2025. Notary Public My commission expires:

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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Fletcher	New Owner	096-07-0B-003.00-CO
300 Stewarts Ferry Pike #3		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TONI R. BROTHERS AND SCOTT BROTHERS, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE BROTHERS FAMILY REVOCABLE LIVING TRUST, DATED MAY 21, 2012**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID FLETCHER, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee being Unit 3, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 300 Stewarts Ferry Pike, a Horizontal Property Regime with Private Elements of record at Instrument No. 20180302-0020053, in the Register's Office of Davidson, Tennessee with Plat attached as Exhibit "B" to which Master Deed reference is hereby made for a more particular description of said property.

Being the same property conveyed to Toni Brothers and Scott Brothers, wife and husband by Warranty Deed from Matthew Johnson and Taylor Johnson, husband and wife of record in Instrument No. 20220502-0050595 Register's Office for Davidson County, Tennessee, dated April 29, 2022 and recorded on May 02, 2022.

Being the same property conveyed to Toni R. Brothers and Scott Brothers, Trustees, or their successors in interest, of The Brothers Family Revocable Living Trust Dated May 21, 2012, and any amendments thereto by Quitclaim Deed from Toni Brothers and Scott Brothers, wife and husband of record in Instrument No. 20230328-0022276 Register's Office for Davidson County, Tennessee, dated March 22, 2023 and recorded on March 28, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 300 Stewarts Ferry Pike #3, Nashville, TN 37214, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of June, 2025.

Brothers Family Revocable Living Trust, dated May 21, 2012

By: _____
Toni R. Brothers, Trustee

By: _____
Scott Brothers, Trustee

STATE OF TEXAS
COUNTY OF Bexar

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Toni R. Brothers and Scott Brothers, Trustees of the Brothers Family Revocable Living Trust, dated May 21, 2012, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of June, 2025.

Daniela Angelika Daniel
My Commission Expires
8/25/2027
Notary ID124660205

_____
Notary Public
Daniela Angelika Daniel

My Commission Expires: 08/25/2027

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 17, 2025**.

Date

Affiant Signature

June 17, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **17th** day of **June**, 20**25**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

