Karen Johnson Davidson County
Batch# 1293070 DEEDWARR
07/02/2025 12:13:30 PM 3 pgs
Fees: $18.00 Taxes: $2,534.50
20250702-0052347

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $685,000.00.

Affiant

Subscribed and sworn to before me, this 30th day of June, 2025.

Notary Public

My commission expires: _____

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Brody Jones and Tyler Brown	**Compass Mortgage, Inc**	**092-07-0-034.00**
2113 Hermosa Street	**27755 Diehl Road, Ste 100**	
Nashville, TN 37208	**Warrenville, IL 60555**	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Brian J. Kuberski,

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Tyler Brown and Brody Jones, a married couple

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being the Westerly 42 feet 10 inches of Lot No. 14 in John Langham's Addition of record in Book 57, page 91, Register's Office for said County.

Said part of Lot No. 14 fronts 42 feet 10 inches on the Southerly side of Hermosa Street, and runs back between parallel lines 160 feet to an alley.
Being the same property conveyed to Brian J. Kuberski, unmarried, and Rachel E. Traczewski, unmarried by Warranty Deed from Beam Construction, LLC, a Tennessee limited liability Company of record in Instrument No. 20190814-0081102 Register's Office for Davidson County, Tennessee, dated August 01, 2019 and recorded on August 14, 2019.
Being the same property conveyed to Brian J. Kuberski, unmarried by Quitclaim Deed from Brian J. Kuberski, unmarried and Rachel E. Traczewski, unmarried of record in Instrument No. 20200617-0063293 Register's Office for Davidson County, Tennessee, dated May 12, 2020 and recorded on June 17, 2020.

This is improved property known as **2113 Hermosa Street, Nashville, TN 37208.**

SP 11/2015

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 26th day of June, 2025.

Brian Kuberski
J.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brian Kuberski, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 26th day of June, 2025.

Patricia L Hurtt
Notary Public
My Commission Expires: 02/18/29



Lenders Title Company File No. 25-002350-524

SP 11/2015

True Copy Certification

I, **Tammy Carney,** 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 this the 26 day of June, 2025.

Affiant Signature

Date 6.30.25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 30 day of June, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027