THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250751510**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $780,000.00. Shaughn Wiseman Affiant Subscribed and sworn to before me, this 9th day of July, 2025. Notary Public My Commission Expires: 7/3/28

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson
Batch # 1295675
07/10/2025 09:33:55 AM
Fees: $13.00 Taxes: $2,886.00
Davidson County
DEEDWARR
2 pgs
20250710-0054245

WARRANTY DEED

Address New Owner: Shaughn Wiseman and Caleb Wiseman 5501 Brookshire Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 172 10 0A 032.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Michael Chase Brookshire and Lauren Marie Brookshire, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Shaughn Wiseman and Caleb Wiseman, wife and husband**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of BRENTWOOD COVE, REVISION 3 of record in Plat at Instrument No. 20010201-0009801, 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 Michael Chase Brookshire and Lauren Marie Brookshire, Husband and Wife, by Warranty Deed from Katelyn C. Aelvoet and Lunden P. Aelvoet, Wife and Husband, of record in Instrument No. 20200622-0066989, in the Register's Office of Davidson County, Tennessee, dated June 19, 2020, and recorded on June 22, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes and assessments for the year 2025 and subsequent years, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD COVE, REVISION 3, as recorded in Instrument No. 20010201-0009801.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD COVE, as recorded in Instrument No. 20000911-0089688.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000427-0041952.

Easement for Signage, recorded in Instrument No. 20010328-0029628.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20000908-0089128.

PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Common Open Space Deed recorded as Instrument No. 20240923-0073612 as corrected in Scrivener's Affidavit recorded in Instrument No. 20241009-0078425

This is improved property located at 5501 Brookshire Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of July, 2025.

Michael Chase Brookshire

Lauren Marie Brookshire

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael Chase Brookshire and Lauren Marie Brookshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of July, 2025.

Notary Public

My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026