THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38776-07-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $825,000.00. Affiant Subscribed and sworn to before me this 28th day of July, 2025. Notary Public My Commission Expires: 1/30/27

CHRISTEN T. RABE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

WARRANTY DEED

Address New Owner: S Alexander Kern, Katherine Sara Durham 2611 A Tiffany Drive Nashville, TN 37206	**Send Tax Bills To:** **New Owner**	**Tax Information:** Map and Parcel No.: 084050E00100CO

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, **Chase Brown and Larissa Brown, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **S Alexander Kern and Katherine Sara Durham, husband and wife** ("Grantees"), their heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 2611 A Tiffany Drive, Nashville, TN 37206.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

Karen Johnson Davidson County
Batch# 1303910 DEEDWARR
07/30/2025 03:24:30 PM 4 pgs
Fees: $23.00 Taxes: $3,052.50
20250730-0060354

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

IN WITNESS WHEREOF, Grantors have executed this instrument on the 28th day of July, 2025.

Chase Brown

Larissa Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Brown and Larissa Brown, 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 28th day of July, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Homes at 2611 Tiffany Drive, a horizontal property regime with private elements established by Declaration in Instrument No. 20210126-0011765, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being the same property conveyed to Chase Brown and Larissa Brown, husband and wife, by deed dated December 28, 2022 from Christopher Glenn Tointon and Rebecca Tointon, husband and wife, record in Instrument No. 20221228-0133175, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantees. Map and Parcel No. 084050E00100CO.
2. Restrictive Covenants contained in an instrument of record in Book 2928, Page 287 amended in Book 3031, Page 311, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Homes at 2611 Tiffany Drive, of record in Instrument No. 20210126-0011765, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20210126-0011765, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 2854, Page 59, Register's Office for Davidson County, Tennessee.
7. Sewer Easement Agreement of record in Book 4007, Page 45, Register's Office for Davidson County, Tennessee.
8. Anchor Easement of record in Book 9545, Page 797, Register's Office for Davidson County, Tennessee.

Certificate of Authenticity

I Adde Dilworth, 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 July 28, 2025.

Date

Affiant Signature 07/28/2025
Date

State of TENNESSEE
County of Williamson

Sworn to and subscribed before me this 28th day of July, 2025.

Notary's Signature

My Commission Expires: _____
Date

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/09/2026
DAVIDSON COUNTY

Notary's Seal (of on paper)