THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250651423** Karen Johnson Davidson County Batch# 1310986 DEEDWARR 08/15/2025 11:52:30 AM 3 pgs Fees: $18.00 Taxes: $2,738.00 20250815-0065208	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $740,000.00. Marsha M. Carnahan Affiant Subscribed and sworn to before ~~me~~, this 14th day of August, 2025. Notary Public My Commission Expires:

AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David N. Carnahan and Marsha M. Carnahan 801 Valley View Cir Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 14 0G 004.00

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, **Renee Forbes-Williams, unmarried,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David N. Carnahan and Marsha M. Carnahan, husband and wife,** ("Grantees"), their 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 Unit No. 4, as set forth in the Master Deed Establishing VALLEY VIEW VILLAGE, PHASE I, A CONDOMINIUM form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., as amended, of record as Instrument No. 20070816-0097818, as Supplemented and amended in Instrument No. 20080509-0048312 and amended and Restated in Instrument No. 20181009-0100106, in the Register's Office for Davidson County, Tennessee. Said unit being shown as part of Exhibit E of said Master Deed.

Being the same property conveyed to Renee Forbes-Williams, A Married Person, by Warranty Deed from Enoch E. Hartman Jr, a married, of record in Instrument No. 20230920-0073908, in the Register's Office of Davidson County, Tennessee, dated September 19, 2023 and recorded on September 20, 2023. Grantor warrants that she was not a married person when the subject property was acquired and that the subject property is not subject to any marital rights therein.

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.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOTS 50,51,52,53,54 & NORTH ½ 49 BRENTWOOD GARDENS, as recorded in Plat Book 3842, Page 61.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing VALLEY VIEW VILLAGE, PHASE I Condominium of record in Instrument No. 20070816-0097818, as Supplemented and amended in Instrument No. 20080509-0048312 and amended and Restated in Instrument No. 20181009-0100106; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4020, Page 59 and as amended in Instrument No. 20070329-0037835.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20070213-0018117.

Charter for Valley View Village Condominium Owners Association, Inc recorded as Instrument No. 20070814-0097170 and as amended in instrument No. 20180928-0096431.

This is improved property located at 801 Valley View Cir Brentwood TN 37027

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 14th day of August, 2025.

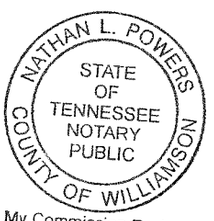
Renee Forbes-Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Renee Forbes-Williams, 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 14th day of August, 2025.

Notary Public
My Commission Expires: _____



My Commission Expires
November 25, 2028

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 8/14/2025 (date of document).

Date: 8/15/2025

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 15th day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/14/2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JUNE 14, 2026

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