WARRANTY DEED

Karen Johnson Davidson County
Batch# 1311544 DEEDWARR
08/19/2025 08:50:30 AM 3 pgs
Fees: $18.00 Taxes: $10,175.00
20250819-0065977

File #**25-TL-0089-C**

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$2,750,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
LA Property Exchange, LLC	**New Owner**	
(NAME)	(NAME)	
811 Oak Knoll Circle		**116 08 0D 089.01**
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TONY ERSIC BROWN, TRUSTEE OF TONY ERSIC BROWN LIVING TRUST DATED NOVEMBER 3, 1993,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

LA PROPERTY EXCHANGE, LLC, A WYOMING LIMITED LIABILITY COMPANY,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of SUGARTREE PHASE 3, of record in Plat Book 4860, Pages 117-121, as amended in Book 5162, Page 632, and also shown on the Revised Plan of SUGARTREE PHASE 3, of record in Plat Book 5050, Pages 67-71, and amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468 and Book 5238, Page 93, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Tony Brown, Trustee of the Tony Esric (correctly, Ersic) Brown Living Trust DTD November 3, 1993, by Warranty Deed from Julie E. Haley and John W. Haley, of record in Instrument No. 20121115-0105173, in the Register's Office of Davidson County, Tennessee, dated November 08, 2012 and recorded on November 15, 2012. Also see Scrivener's Affidavit of record in Instrument No. 20160216-0014434, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Tony Ersic Brown, by Quitclaim Deed from Jamie Antee Brown, of record in Instrument No. 20160701-0067884, in the Register's Office of Davidson County, Tennessee, dated June 01, 2016 and recorded on July 01, 2016. Final Decree of Divorce entered in the Fourth Circuit Court between the parties, Case No. 16D-354.

The Tony Esric Brown Living Trust DTD November 3, 1993 is one and the same as the Tony Ersic Brown Living Trust dated November 3, 1993.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Sugartree, Phase 3, as recorded in Plat Book 5050, Pages 67-71, as amended in Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, and Book 5238, Page 93; Plat Book 4860, Pages 117-121, as amended in Book 5162, Page 632, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 4857, Page 157, as amended in Book 4911, Page 356; Book 4996, Page 126; Book 5003, Page 688, supplemented in Book 5087, Page 220, as further amended in Book 5152, Page 401; Book 5514, Page 138; Book 5691, Page 61, Book 11758, Page 466 and in Instrument Nos. 20170522-0050870 and 20210430-0058356, said Register's Office.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 5387, Page 844 and Book 7061, Page 100, said Register's Office.
* Charter for Sugartree Homeowners Association, Inc. recorded as Book 5365, Page 903; Book 5636, Page 525; Book 5639, Page 45; Book 5683, Page 667 and Book 5683, Page 670, said Register's Office.
* Common Open Space Deed recorded as Book 5683, Page 675, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **89 Valley Forge, Nashville, TN 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the **15th** day of **August**, **2025**.

Tony Ersic Brown Living Trust dated November 3, 1993

By: _____
Tony Ersic Brown, Trustee

_____
Tony Ersic Brown *(Individually)*

TONY ERSIC BROWN joins herein individually for the purposes of conveying any and all interest **TONY ERSIC BROWN** may have in the above-described property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Tony Ersic Brown, Trustee of Tony Ersic Brown Living Trust dated November 3, 1993, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of August, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Tony Ersic Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 15 day of August, 2025.

_____
Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

True Copy Certification

I, **Kaz Arbogast,** 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 15th day of **August**, **2025**.

Affiant Signature
Date August 15, 2025

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-20-2028