WARRANTY DEED

(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 **$910,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF August, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

Karen Johnson Davidson County
Batch# 1311561 DEEDWARR
08/19/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,367.00
20250819-0065995

File #**25-PA-1802B-C**

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)
Forster and Bradford LLC (NAME)	**New Owner** (NAME)	
5922 Magnolia Beach Road (ADDRESS)	(ADDRESS)	**104 16 0F 001.00**
Panama City Beach, FL 32408 (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,

VIRGINIA SHEPHERD AND CHARLES BRAU, A MARRIED COUPLE,

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

FORSTER AND BRADFORD LLC, A FLORIDA 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of 1802 ASHWOOD TOWNHOMES, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 1802 ASHWOOD TOWNHOMES, a Horizontal Property Regime, of record in Instrument No. 20070522-0060994, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Virginia Shepherd and husband Charles Brau, by Warranty Deed from Robert Kincaid, a married man, as to a fifty percent (50%) undivided interest and Leonard Amdur, a married man as to a fifty percent (50%) undivided interest, of record in Instrument No. 20070612-0070267 and Deed of Correction recorded in Instrument No. 20081114-0112702, in the Register's Office of Davidson County, Tennessee, dated June 08, 2007 and recorded on June 12, 2007.

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 REVISED PLAN OF GEO. W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, as recorded in Plat Book 332, Page 117, said Register's Office.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20070522-0060994, 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: **1802 B Ashwood Avenue, Nashville, TN 37212**.

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**.

Virginia Shepherd

Charles Brau

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Virginia Shepherd, 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 15th day of August, 2025.

Notary Signature
My commission expires:

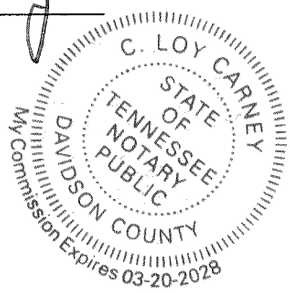


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of August, 2025, before me personally appeared Charles Brau, 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 15th day of August, 2025.

Notary Signature
My commission expires:



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 8/15/2025

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature
MY COMMISSION EXPIRES:

