Karen Johnson Davidson County
Batch# 1315432 DEEDWARR
08/27/2025 02:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20250827-0068684

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-6701-AP

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Palm Beach

The actual consideration or value, whichever is greater, for this transfer is $335,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of August, 2025.

Notary Public
My Commission Expires:

MARY MELLO
Commission # HH 400055
Expires September 18, 2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Brianna Reaves Quinn Steven Mackenzie 4325 Ashland City Highway #4 Nashville, TN 37218	First Community Mortgage Inc. 262 Robert Rose Dr. Murfreesboro, TN 37129	069-06-0B-009-00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Kathryn Ruth Glass, unmarried and Brooke Ruth Glass, NKA Brooke Ruth Moore, married** (individually and/or collectively, "Grantor"), transfer and convey unto **Brianna Reaves Quinn and Steven Mackenzie Quinn, a married couple,** individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain private element unit situated within Davidson County, Tennessee, and being further known as Unit 4, together with the appurtenant common elements of Ashland Place Townhomes, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Protective Covenants, Conditions and Restrictions for Ashland Place Townhomes, a townhouse planned unit development (horizontal property regime with private elements), of record in Instrument No. 20160826-0089473; as amended and supplemented in Instrument No. 20161021-0111700; Instrument No. 20180530-0051597; Instrument No. 20190507-0042739; corrected at Instrument No. 20190619-0059213; and being further amended and supplemented in Instrument No. 20240930-0075474, Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws attached as exhibit to said Declaration, as amended and supplemented, for the administration thereof, and all easements, rights and interest 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 buildings thereof, and together with an undivided percentage interest in the common areas/elements appurtenant to said unit as set forth in said Declaration, as amended and supplemented . Reference is hereby made to the site-plan attached as exhibit to said Declaration, as amended and supplemented, for a more complete identification and placement of such Unit.

Being the same property conveyed to Kathryn Ruth Glass, unmarried and Brooke Ruth Glass, unmarried, joint tenants with right of survivorship by Warranty Deed from Cassidy J. Hawkins, a single woman and Jacob Michael Lubbers, dated March 7, 2022, recorded March 25, 2022, of record in Instrument No. 20220325-0034820, Register's Office for Davidson County, Tennessee.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **4325 Ashland City Highway, #4, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 11th day of August, 2025.

GRANTOR:

Kathryn Ruth Glass

Brooke Ruth Moore

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Ruth Glass and Brooke Ruth Moore, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of August, 2025.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 3/3/26

Tennessee Certification of Electronic Document

I, Karla Lilley 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 8/15/25 (date of document).

Affiant Signature

August 15, 2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 20 day of June, 2025.

Amy Wall
Notary Public

AMY WALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JULY 17, 2028

COMMISSION EXPIRES: 7/17/28