Karen Johnson Davidson County
Batch # 1315607 DEEDWARR
08/28/2025 10:24:51 AM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20250828-0068906

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250751757

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSE
COUNTY OF DAVIDS

The actual consideration or value, whichever is greater, for this transfer is: $580,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2025.

Notary Public
My Commission Expires: 10-a-27

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brigid Massey and Luke Brackman 44 Vaughns Gap Road Nashville TN 37205	New Owner	Tax Parcel ID No. 129-15-0-032.00

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, **Michael A. Brown, unmarried and Barrie S. Brown, unmarried** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Brigid Massey and Luke Brackman, wife and husband**, ("Grantees"), their successors, 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 Lot(s) 121, as shown on the map entitled Amended plan of Warner Park Valley Subdivision Section 1, of record in Plat Book 3600, pages 12, 13 and 14, amended in Book 3766, page 351, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to MICHAEL A. BROWN AND BARRIE S. BROWN, by deed from LESHIA ANN BESS AND PAMELA A. FLEMING F/K/A PAMELA ANN HOPKINS, of record in Instrument No. 20040219-0019404, dated February 17, 2004, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 129-15-0-032.00.

Matters shown on the Plan of record in Plat Book 3600, pages 12, 13 & 14, amended in Book 3766, page 351, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3640, page 40, as amended in Book 3577, page 511, and Book 3702, page 465, said Register's Office.

This is improved property located at 44 Vaughns Gap Road Nashville TN 37205

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 27th day of August, 2025.

Michael A. Brown

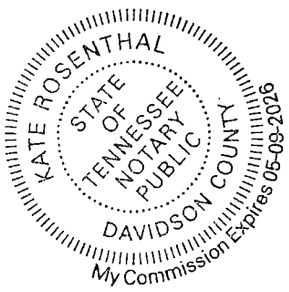
Barrie S. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Michael A. Brown and Barrie S. 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 27th day of August, 2025.

Notary Public



My Commission Expires: _____

PREPARED BY:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027