Karen Johnson Davidson County
Batch# 1319042 DEEDWARR
09/05/2025 03:41:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20250905-0071192

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250751709**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $775,000.00. Wendy Callahan Bracewell Affiant Subscribed and sworn to before me, this 4th day of September, 2025. Notary Public My Commission Expires: _____

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: John Walter Bracewell, III and Wendy Callahan Bracewell 1340 Greenstone Lane Nashville TN 37221	Send Tax Bills To: ~~New Owner~~ Pinnacle Bank 21 Platform Way STE 2300 Nashville TN 37203	Tax Information: Tax Parcel ID No. 126 14 0A 058.00

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, **Benjamin Louis and Brianna Freyta Louis, husband and wife,** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Walter Bracewell, III and Wendy Callahan Bracewell, 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 Lot No. 58 on the Final Plat of TRAVIS TRACE SUBDIVISION, PHASE 3 of record at Instrument No. 20180906-0088451, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Louis and Brianna Freyta Louis, husband and wife, by Special Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20190529-0050505, in the Register's Office of Davidson County, Tennessee, Dated May 23, 2019 and Recorded on May 29, 2019.

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 TRAVIS TRACE SUBDIVISION PHASE 3, as recorded in 20180906-0088451.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRAVIS TRACE SUBDIVISION PHASE IA, as recorded in Instrument No. 20141016-0095781.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20140703-0058975, Assignment recorded in Instrument No. 20170217-0016413, Supplementary Declaration recorded in Instrument No. 20180601-0052239 and Amendment recorded in Instrument No. 20180604-0052828.

Charter for Travis Trace Homeowners Association recorded as Instrument No. 20141217-0115370.

Common Open Space Deed recorded as Instrument No. 20210611-0079049.

This is improved property located at 1340 Greenstone Lane Nashville TN 37221

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, Grantors warrant that this instrument is effective as of the ~~4th~~ 2nd day of September, 2025.

Benjamin Louis

Brianna Freyta Louis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin Louis and Brianna Freyta Louis, 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 ~~4th~~ 2nd NLP day of September, 2025.

Nathan A Powers
Notary Public
My Commission Expires: _____

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 25, 2028

Tennessee Certification of Electronic Document

I, George Mudter, 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 Sept 2, 2025 (date of document).

Affiant Signature

9/5/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 5th day of September, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029