Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1320959
09/11/2025 10 00 21 AM
Fees $13 00 Taxes $1,517 00

20250911-0072603

Davidson County
DEEDWARR
2 pgs

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2026

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP/PARCEL NO(S)
Chandler Dupriest and Cory Dupriest	NEW OWNER	171 02 0A 053 00
(NAME)	(NAME)	
5907 Stone Brook Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10 00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Craig Moskowitz, an unmarried man,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Chandler Dupriest, unmarried, and Cory Dupriest, married, as joint tenants with rights of survivorship,** hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows

Land in Davidson County, Tennessee, being Unit No 53 on the CONDOMINIUM SITE PLAN, PHASE 2, BRENTWOOD VILLA, of record in Plat Book 6900, Page 185, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof

Being the same property conveyed to Craig Moskowitz, an unmarried man, by Warranty Deed from Michael E Roberts and wife, Victoria L Roberts, of record in Instrument No 20180503-0042285 in the Register's Office of Davidson County, Tennessee, dated on May 01, 2018 and recorded on May 03, 2018

This conveyance is subject to the following Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of CONDOMINIUM SITE PLAN, PHASE 2, BRENTWOOD VILLA, as recorded in Book 6900, Page 185, Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD VILLA, as recorded in Plat Book 6900, Page 4, Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD VILLA CONDOMINIUM of record in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730 (re-recorded in Book 7143, Page 18), Book 7266, Page 84 and Book 7423, Page 574, Amendment to By-Laws in Book 7423, Page 567 and Book 8074, Page 564, Appointment of Substitute Trustee recorded in Instrument No 20071022-0124551, and Appointment of Successor Trustee recorded in Instrument No 20180713-0067776, also subject to easements, rights and interests 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

for Water main, recorded in Book 8127, Page 782 and Book 8128, Page 17, Easement for Water Mains and Appurtenances, recorded in Book 9349, Page 601, Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9349, Page 604, Easement for Force Main, recorded in Instrument No 20030707-0093162, Easement recorded in Instrument No 20120124-0006661, Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814, Charter for Brentwood Villa Condominium Association, Inc , recorded in Book 6936, Page 895, as amended in Book 7998, Page 249 and Book 8267, Page 270

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record

unimproved ☐
This is improved ☒ 5907 Stone Brook Drive, Brentwood, TN 37027
(House No) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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

Effective the 9 day of September, 2025

Craig Moskowitz

STATE OF California

COUNTY OF Orange

On this 9th day of September, 2025, before me personally appeared Craig Moskowitz, 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 (or person's) free act and deed

Notary Public

M KAHNAMELLI
Notary Public - California
Orange County
Commission # 2477719
My Comm Expires Dec 26, 2027

Printed Name the undersigned

My Commission Expires 12/26/2027

RETURN TO
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064