THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 250851925** Karen Johnson Davidson County Batch# 1326303 DEEDWARR 09/24/2025 12:20:30 PM 3 pgs Fees: $18.00 Taxes: $777.00 20250924-0076238	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $210,000.00. Affiant Subscribed and sworn to before me, this 23rd day of September, 2025. Notary Public My Commission Expires: 9/19/28 LILLIAN EATMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY Commission Expires

WARRANTY DEED

Address New Owner: Todd Michael Grenier 4100 Polk Forest Cir Nashville TN 37207	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 059 08 0A 402.00

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, **Brittaney Scott, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Todd Michael Grenier, an unmarried man**, ("Grantees"), its 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 Lots(s) 402, as shown on the map entitled FINAL PLAT, PARK PRESERVE, PHASES 1E AND 4B, of record in Instrument No. 20190821-0084150, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brittaney Scott, an unmarried individual, by Special Warranty Deed from Habitat for Humanity of Greater Nashville, a Tennessee non-profit corporation, of record in Instrument No. 20200123-0008356, in the Register's Office of Davidson County, Tennessee, dated January 17, 2020 and recorded on January 23, 2020.

Malen Drain joins in this conveyance for the purpose of conveying all right, title and interest he may have in and to the above described property as spouse of Brittaney Scott.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PARK PRESERVE, PHASES 1E AND 4B, as recorded in Instrument No. 20190821-0084150.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20100122-0005684, as Amended in Instrument No. 20100316-0019840, Instrument No. 20101027-0086058, Instrument No. 20151223-0129073 and Amended and Restated in Instrument No. 20200310-0026897, as Amended in Instrument No. 20210505-0060122 and Instrument No. 20221117-0122453.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20180910-0089299.

Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants recorded in Instrument No. 20191015-0105574.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Instrument No. 20200123-0008356.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20030926-0142818.

Landscape Agreement as set forth in instrument recorded in Instrument No. 20031027-0157840.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20090422-0036276 and Instrument No. 20090422-0036291.

This is improved property located at 4100 Polk Forest Cir Nashville TN 37207

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 23rd day of September, 2025.

Brittaney Scott

Malen Drain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittaney Scott, 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 23rd day of September, 2025.

Notary Public
My Commission Expires: _____

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

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Malen Drain, 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 19th day of September, 2025.

Notary Public
My Commission Expires: _____

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

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 9/19/25 (date of document).

Affiant Signature

9/19/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me by Trudy Milliken on this 19th day of September, 2025.

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 1/30/29