Name and Address of New Owner:
Patrick Brunner and Fiona Charnow
707 Braidwood Drive
Nashville, TN 37214

Send Tax Bills To:
SAME AS ABOVE

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 096-10-0-243

Karen Johnson Davidson County
Batch# 1326350 DEEDWARR
09/24/2025 02:18:30 PM 4 pgs
Fees: $23.00 Taxes: $1,313.50
20250924-0076293

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Jeff Brown and Matthew Cannata**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Patrick Brunner, a single man, and Fiona Charnow, an unmarried woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 325 on the Plan of Cloverhill, Section No. V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson Count, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jeff Brown and Matthew Cannata, by Warranty Deed dated April 28, 2025 from Music City Financial, LLC, a Texas Limited Liability Company, recorded April 29, 2025 in Instrument No. 20250429-0032990 in the Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Texas Limited Liability Company by Warranty Deed dated April 28, 2025 from Lucy Ella Sinsheimer and Aaron James Weber, a married couple, recorded April 29, 2025 in Instrument No. 20250429-0032989 in the Register's Office.

Being the same property conveyed to Lucy Ella Sinsheimer, an unmarried woman, by Warranty Deed dated November 19, 2019 from Nikki Graham, a single woman, recorded November 20, 2019 in Instrument No. 20191120-0119723 in the Register's Office.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of September, 2025.

Matt Cannata (SEAL)
Matthew Cannata

Jeff Brown (SEAL)
Jeff Brown

STATE OF TENNESSEE
COUNTY OF

On this 24th day of September, 2025, before me personally appeared Matthew Cannata, 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2025.

Notary Signature
My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

STATE OF TENNESSEE
COUNTY OF Davidson

On this 24th day of September, 2025, before me personally appeared Jeff Brown, 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's (or persons') free act and deed.

Witness my hand, at office, this 24th day of September, 2025.

Notary Signature
My commission expires: 11/08/2027

WILLIAM RILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires
November 8, 2027

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $355,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
24th day of September, 2025.

Notary Public
My commission expires:_____
File No. 2025-8295-MA

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES 5-

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Tennessee Certification of Electronic Document

I, Regina Sullo, 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 September 22, 2025 (date of document)

Affiant Signature

September 22, 2025

Date

State Of TN

County of Davidson

Sworn and subscribed before me this 22 day of September, 2025

Mary E. Armor

Notary's Signature

MY COMMISSION EXPIRES: 5/9/2026

NOTARY SEAL

MARY E. ARMOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202509240076293