Karen Johnson
Batch # 1327803
09/29/2025 10 42 54 AM
Fees $13 00 Taxes $2,664 00

20250929-0077254

Davidson County
DEEDWARR
2 pgs

54

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $720,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc , 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
John Iracane, II and Reagan Browne	New Owner	
(NAME) 2026B Rosemary Lane	(NAME)	106-13-0R-002 00-CO
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Christopher James Brazil and Katherine Blumhardt, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Reagan Whitmore Browne, an unmarried woman and John Joseph Iracane, II, an unmarried man, as joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Unit B, 2026 Rosemary Lane Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for 2026 Rosemary Lane Residences, of record in Instrument No. 20180628-0062363 and amended in Instrument No. 20180725-0072710, 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 Christopher James Brazil and Katherine Blumhardt, husband and wife by Warranty Deed from Sean Marcel Gilli and Joylayne Malone Gilli, husband and wife, of record in Instrument No. 20220426-0047897 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on April 26, 2022.

This is property more commonly known as 2026B Rosemary Lane, Nashville, TN 37210.

THIS CONVEYANCE IS MADE SUBJECT TO (1) any and all applicable governmental and/or zoning regulations, (2) property taxes for 2025 and thereafter, and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee

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

Witness my/our hand this 24 day of September, 2025.

Christopher James Brazil

Katherine Blumhardt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24 day of September, 2025, before me personally appeared Christopher James Brazil and Katherine Blumhardt, 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 24 day of September, 2025.

Notary Signature
My commission expires: 5/3/28

Vannetta Iddrisu
NOTARY PUBLIC
Paulding County
State of Georgia
My Comm. Expires May 3, 2028