ADDRESS NEW OWNER: Melissa Ann Brumfield
2023 Greenfield Avenue NW
Cleveland, TN 37312

SEND TAX BILL TO: NEW OWNER

MAP-PARCEL NOS. 142-07-0J-609.00

Karen Johnson Davidson County
Batch# 1328556 DEEDWARR
10/01/2025 08:52:30 AM 4 pgs
Fees: $23.00 Taxes: $1,295.00
20251001-0077943

Prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229-2004

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Olivia M. DeSimone and Henry J. DeSimone, wife and husband** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Melissa Ann Brumfield, an unmarried woman** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Unit/Address No. 609, Lot 5, as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes, a Horizontal Property Regime with Private Elements, pursuant to Tennessee Code Annotated Section 66-27-101, et seq., as amended, of record in Instrument No. 20171228-0131735, as amended in Instrument No. 20180301-0019441 and Instrument No. 20190607-0054760, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said unit. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Bristol Creek Townhomes, a Horizontal Property Regime with Private Elements, the plat filed at Exhibit "C", the By-laws appended thereto as Exhibit "B," together with the undivided percentage interest in the common elements and voting percentages appurtenant to said unit as set forth in Exhibit "D," said Register's Office, are incorporated herein by reference and made a part hereof the same as thought copied herein.

Being the same property conveyed to Olivia M. DeSimone and Henry J. Desimone, wife and husband, by deed from Vastland Northcrest Development, LLC, A Tennessee limited liability company, of record in Instrument No. 20180223-0017302, Register's Office for Davidson County, Tennessee.

This is property with a common address of 609 Bristol Creek, Nashville, TN 37221.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years, taxes for the current year having been prorated and payment of same being assumed by the Grantee.(2) All matters as shown on the Plan of Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20171228-0131735, Register's Office of Davidson County, Tennessee.(3) Declaration of Covenants, Conditions and Restrictions for Bristol Creek Townhomes, of record in Instrument No. 20171228-0131735, First Amended of record in Instrument No. 20180301-0019441 and Second Amendment of record in Instrument No. 20190607-0054760, Register's Office of Davidson County, Tennessee.(4) Subject to Right-of-Way deed for highway purposes of record in Book 5055, page 553, Register's Office of Davidson County, Tennessee.(5) Agreement for Dedication of Public Utilities of record in Book 11406, page 456, Register's Office of Davidson County, Tennessee.(6) Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160721-0075106, Register's Office of Davidson County, Tennessee.(7) Agreement for Dedication of Easement for Public Street Right-of-Way of record in Instrument No. 20160805-0081309, Register's Office of Davidson County, Tennessee.(8) Grant to Comcast of Nashville I, LLC for an easement in gross and right-of-way for a broadband communications system of record in Instrument No. 20170921-0096819, Register's Office for Davidson County, Tennessee.(9) Termination of Condominium and Cancellation of Declaration of Condominium for Bristol Creek, a Condominium of record in Instrument No. 20171228-0131734, Register's Office for Davidson County, Tennessee. (Note this terminates the Declaration of Condominium for Bristol Creek, a Condominium of record in Instrument No. 20160603-0056419, First Amendment of record in Instrument No. 20160922-0100077, and Amendment to Convey Easements for Public Utilities and Ingress/Egress of record in Instrument No. 20170717-0071375, said Register's Office).(10) Charter for Bristol Creek Townhomes Homeowner's Association of record in Instrument No. 20180109-0002789, Register's Office for Davidson County, Tennessee.(11) Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.(12) Subject to rights of others in and to the common areas and/or elements.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever. And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors via audio-visual communication have caused this Deed to be executed this 30th day of September 2025.

Olivia M. DeSimone

Henry J. DeSimone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me via audio-visual communication, the undersigned authority, a Notary Public in and for said County and State, the within named **Olivia M. DeSimone and Henry J. DeSimone, wife and husband,** with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained as his/her free act and deed.

Witness my hand and official seal via audio-visual communication this 30th day of September 2025.

Notary Public

E-signed by Kimberly J. Thompson on September 30, 2025 10:12 AM CST
NOTARY PUBLIC
KIMBERLY J. THOMPSON
State of Tennessee
Online Notary Public
County of Davidson
My Commission Expires:
March 03, 2026
Notarized remotely via audio/video communication

Pavaso

My Commission Expires:

03/03/2026

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $350,000.00.

Affiant

Subscribed and sworn before me this 30th day of September 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2028

File No. 2509-105

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on September 30, 2025 (date of document).

Signature

09/30/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 30th day of September 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026