Prepared by and return to:
PATTERSON BRAY PLLC
8001 Centerview Parkway, Ste. 103
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 118 01 0O 001.00

Karen Johnson
Batch # 1329863
10/03/2025 09.29 44 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDWARR
3 pgs
20251003-0078912

WARRANTY DEED

Property Address & New Owner	*	Mail Tax Statement to
JAMISON T. SEVITS or	*	Jamison T. Sevits
ELLEN K. BRACKIN SEVITS, Trustees of the	*	Ellen K. Brackin Sevits
BRACKIN SEVITS REVOCABLE	*	905 Caruthers Avenue
LIVING TRUST	*	Nashville, TN 37204
905 Caruthers Avenue	*	
Nashville, TN 37204	*	

The GRANTORS, **JAMISON SEVITS and ELLEN BRACKIN-SEVITS, husband and wife,** as tenants by the entirety, for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, do hereby bargain, sell, convey, and confirm the below-described property to:

JAMISON T. SEVITS or ELLEN K. BRACKIN SEVITS, Trustees of the BRACKIN SEVITS REVOCABLE LIVING TRUST, dated September 24, 2025

The BRACKIN SEVITS REVOCABLE LIVING TRUST is a trust qualifying under Tenn. Code Ann. § 35-15-510, or any amendment thereto, as a "Tenancy by the Entirety Trust" designated to receive and own property titled as tenancy by the entirety prior to a transfer to the trust.

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit A of The Plan of 905 Caruthers Avenue Townhomes a Townhouse Planned Unit Development, as shown on Exhibit "C" of Declaration of Covenants, Conditions and Restrictions of record in Instrument Number 20130625-0065123, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to JAMISON SEVITS and ELLEN BRACKIN-SEVITS, husband and wife, by Warranty Deed of record at Instrument No. 20131227-0130507 in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all existing easements and restrictions as shown of record, including all matters as shown on the Plan of record in Instrument Number 20130625-0065123; Master Deed, covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20130625-0065123, 20130626-0065592, and Instrument Number 20130801-0080369, and Instrument Number 20131120-0119591, all in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustees or any Successor Trustees and assigns in fee simple forever.

The Grantors do hereby covenant with said Trustees or any Successor Trustees that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; and that they warrant and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEES OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

IN TESTIMONY WHEREOF, this instrument has been executed this 24th day of September, 2025, by the undersigned.

JAMISON SEVITS

ELLEN BRACKIN-SEVITS

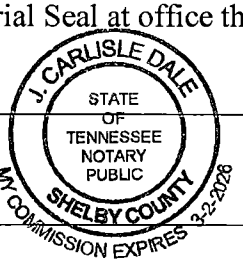
STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **JAMISON SEVITS and ELLEN BRACKIN-SEVITS,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as a free act and deed.

WITNESS my hand and Notarial Seal at office this 24th day of September, 2025.

NOTARY PUBLIC



My Commission Expires: _____

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(C)(vi).

STATE OF TENNESSEE

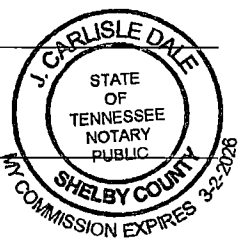
COUNTY OF WILLIAMSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

AFFIANT

Subscribed and sworn to before me this 24th day of September, 2025.

NOTARY PUBLIC



My Commission Expires: _____