Prepared by
Record and Return
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 13
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 250952191

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $1,510,000 00.

Affiant

Subscribed and sworn to before me, this 1st day of October, 2025

Notary Public
My Commission Expires. _____

SEZEN YILMAZ NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1329885
10/03/2025 10 08 38 AM
Fees $13 00 Taxes $5,587 00

Davidson County
DEEDWARR
2 pgs

20251003-0078956

WARRANTY DEED

Address New Owner	Send Tax Bills To:	Tax Information.
Brookwood Terrace Trust u/a/d 9/23/2025 85 Brookwood Terrace Nashville TN 37205	New Owner	Tax Parcel ID No 103-14-0K-001.00 CO

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, **85 Brookwood Ter, LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brookwood Terrace Trust u/a/d 9/23/2025**, ("Grantees"), their 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 Unit No 85A on the plan of Homes at 85 Brookwood, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of Homes at 85 Brookwood, a Horizontal Property Regime with Private Elements of record in Instrument No. 20231017-0081337, Register's Office for Davidson County, Tennessee , to which plan reference is made for a more complete and accurate description thereof.

Being a portion of the same property conveyed to 85 BROOKWOOD TERRACE, LLC, by deed from MONTY CHAD HERRING AND EMILY PEACE HERRING, HUSBAND AND WIFE, of record in Instrument No 20230710-0052544, dated July 7, 2023, said Register's Office

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

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par 103-14-0K-001.00 CO.

Matters shown on the Plan of record in Plat Book 3300, page 73, said Register's Office

Declaration of Covenants, Conditions and Restrictions of Homes at 85 Brookwood, a Horizontal Property Regime with Private Elements of record in Instrument No 20231017-0081337, said Register's Office

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill contained in instrument of record in Instrument No 20250305-0016665, said Register's Office

This is improved property located at 85 Brookwood Terrace Nashville TN 37205

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 1st day of October, 2025.

85 Brookwood Ter, LLC

By: Jason Tidwell, Authorized Member

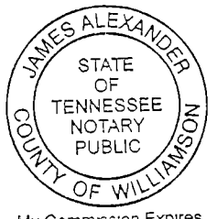
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared Jason Tidwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the authorized member (or other officer authorized to execute the instrument) of 85 Brookwood Ter, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he as such authorized member has executed the foregoing instrument for the purposes therein contained, by signing the name of the company by himself as such aforesaid authorized member.

Witness my hand, at office, this 1st day of October, 2025.

Notary Public

My Commission Expires: _____



My Commission Expires
Feb 28 2026