WARRANTY DEED

Karen Johnson Davidson County
Batch# 1330934 DEEDWARR
10/06/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $3,881.30
20251006-0079716

File #25-JJ-2400

(SEAL)

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$1,049,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF October, 2025.

Notary Public
MY COMMISSION EXPIRES: 10/4/27

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Alexander Berger and Jane Camarata (NAME)	**The Loan Store, Inc** (NAME)	
2400 Brittany Drive (ADDRESS)	**5340 N Campbell Avenue, Suite 100** (ADDRESS)	**083 11 0K 001.00**
Nashville, TN 37206 (CITY) (STATE) (ZIP)	**Tucson, AZ 85718** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TOMMY A. CONNER, A MARRIED MAN,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

ALEXANDER BERGER, AN UNMARRIED PERSON, AND JANE CAMARATA, AN UNMARRIED PERSON, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the **Grantee(s)**, his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. A of HOMES AT 2400 BRITTANY DRIVE, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing HOMES AT 2400 BRITTANY DRIVE, a Horizontal Property Regime, of record in Instrument Number 20210722-0098844, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being part of the same property conveyed to Tommy A. Conner, a married man, by Warranty Deed from Frank Griffin Hurd, a married man and Christopher Steven Hurd, a married man, of record in Instrument No. 20200622-0066806, in the Register's Office of Davidson County, Tennessee, dated June 16, 2020 and recorded on June 22, 2020.

Being part of the same property conveyed to 2400 Brittany LLC, by Quitclaim Deed from Tommy A. Conner, a married individual, of record in Instrument No. 20200728-0082940, in the Register's Office of Davidson County, Tennessee, dated July 24, 2020 and recorded on July 28, 2020.

Being part of the same property conveyed to Tommy A. Conner, a married person, by Quitclaim Deed from 2400 Brittany LLC, a Tennessee limited liability company, of record in Instrument No. 20221118-0122861, in the Register's Office of Davidson County, Tennessee, dated November 18, 2022 and recorded on November 18, 2022.

Said property has never been Grantor's primary marital residence.

This conveyance is subject to:

* Property Taxes for the year 2025 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION FOUR, FORTLAND PARK, as recorded in Plat Book 5200, Page 777.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20210722-0098844.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6336, Page 949.
* Charter for Homes at 2400 Brittany Drive HOA, Inc., recorded as Instrument No. 20210727-0100821.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___**X**___ **improved** property known as: **2400 Brittany Drive, Nashville, TN 37206**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the **3rd** day of **October**, **2025**.

Tommy A. Conner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of October, 2025, before me personally appeared Tommy A. Conner, 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 3rd day of October, 2025.

Notary Signature
My commission expires:



True Copy Certification

I, **Jodi Jackson,** 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 this the 3 day of October, 2025.

Affiant Signature
Date 10/3/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 3rd day of October, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

KADEN ROACH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026