Karen Johnson Davidson County
Batch# 1331669 DEEDWARR
10/08/2025 09:38:30 AM 3 pgs
Fees: $18.00 Taxes: $14,430.00
20251008-0080267

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 2509522-15**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $3,900,000.00. Affiant Subscribed and sworn to before me, this 6th day of October, 2025. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Charles Small 714 Brownlee Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-08-0-040.00

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, **714 Brownlee Dr., LLC, a Tennessee Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Small, a married man**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

The Land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 380 on the Plan of West Meade Farms, Inc. Section "K", of record in Plat Book 2133, Page 47, Register's Office for Davidson County, Tennessee.

Said Lot fronts 118 feet on the Easterly side of Brownlee Drive, as measured on a slight curve, and runs back 330.3 feet on the North line and 352.2 feet on the South line, to a dead line, on which it measures 173.5 feet.

Being the same property conveyed to 714 Brownlee Dr., LLC, a Tennessee Limited Liability Company by Warranty Deed from Jeffrey M. Davis, Trustee of the Jeffrey M. Davis Family Trust u/t/a The Alise B. Davis Revocable Living Trust dated 12/19/2006, as amended by Amended and Restated First Amendment dated February 13, 2015, and Jeffrey M. Davis, Custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act, and Jeffrey M. Davis, Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act, and Jeffrey M. Davis, Custodian for Piper Alise Davis under the Tennessee Uniform Transfers to Minors Act of record in Instrument No. 20230912-0071297, Register's Office for Davidson County, Tennessee, dated August 28, 2023 and recorded on September 12, 2023.

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.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 2133, Page 47, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2147, Page 233, Register's Office for Davidson County, Tennessee.

Declaration of Restrictions and Covenants for SCMs for Regulated Residential Infill of record in Instrument No. 20231212-0095805, Register's Office for Davidson County, Tennessee

This is improved property located at 714 Brownlee Drive 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 6th day of October, 2025.

714 Brownlee Dr., LLC, a Tennessee limited liability company

By: Todd Orlando, Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Todd Orlando, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is Member of 714 Brownlee Dr., LLC, a Tennessee limited liability company, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 6th day of October, 2025.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPT 3, 2029

My Commission Expires: _____

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 October 6, 2025.

J. Carlton Drumwright

October 6, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on October 6, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY