WARRANTY DEED

Karen Johnson Davidson County
Batch# 1336100 DEEDWARR
10/20/2025 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,775.37
20251020-0083485

TINA SHINN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $750,100.00.

Affiant

Subscribed and sworn to before me, this the 17th day of October, 2025.

Notary Public

My commission expires: 9/15/27

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows: **Brian Legue**	Send Tax Bills To:	Map-Parcel Numbers **092-09-4-Q-002-00CO**
3307 B Felicia St	New Owner	
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Alexandra McIntosh Navarro and Gilberto Navarro, III, wife and husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Legue, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 3307 B on the Plan of 3307 Felicia Street Townhomes, a Horizontal Property Regime with Private Elements, (a Planned Unit Development) created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of 3307 Felicia Street Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument No. 20161014-0109028, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto. Reference is hereby made to the Plan of 3307 Felicia Street Townhomes, shown on Exhibit "B" to the Declaration of Covenants, Conditions, and Restrictions, of record in Instrument No. 20161014-0109028, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Alexandra McIntosh Seamens, a single person and Gilberto Navarro, III, a single person as joint tenants with rights of survivorship by Warranty Deed, dated May 13, 2019, from H & B Development Partners, a Tennessee general partnership of record in Instrument No. 20190515-0045614, said Register's Office for Davidson County, Tennessee. Alexandra McIntosh Seamens and Gilberto Navarro, III, having since married.

THE conveyance of the above described parcel of land is subject to the following:

1) **The Plan of record as set out on Exhibit "B" to the Declaration of Covenants of record in Instrument No. 20161014-0109028, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein.**
2) **Declaration of Covenants, Conditions, and Restrictions for 3307 Felicia Street Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development), of record in Instrument No. 20161014-0109028, and By-Laws of 3307 Felicia Street Townhomes Owners Association, appended thereto, said Register's Office.**

3) **All matters shown on the Plan of record in Plat Book 421, Page 42, said Register's Office.**

4) **Taxes for the current year which have been prorated between the parties and were paid by the Grantor herein and the herein Grantee(s) assume any subsequent years, not yet due and payable.**

This is improved property, known as 3307 B Felicia Street, Nashville, TN 37209.

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) that I/we am/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 I/we do further covenant and bind myself/ourselves, my/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 17th day of October, 2025.

Alexandra Navarro

Alexandra McIntosh Navarro

Gilberto Navarro III

Gilberto Navarro, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

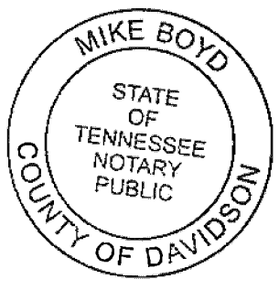
Personally appeared before me, a Notary Public of said County and State, Alexandra McIntosh Navarro, and Gilberto Navarro, III the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17th day of October, 2025.

M Boyd

Notary Public

My Commission Expires: 5/9/2026



Certificate of Authenticity

I, Joshua A. Terry, 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 10/17/25.

Affiant Signature – Joshua A. Terry

10/20/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 10/20/25.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27