WARRANTY DEED

Karen Johnson Davidson County
Batch# 1342242 DEEDWARR
11/05/2025 11:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20251105-0088216

JM-KW-25-449

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

KRYSTAL M SCHUSTER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kaitlyn Hartshorn	**Same As New Owner**	
(NAME)	(NAME)	
449 Vailview Dr	**Property**	**050-16-0A-023.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(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, **CARL BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KAITLYN HARTSHORN, AN UNMARRIED WOMAN,** 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:

Land in Davidson County, Tennessee, being Lot No. 23 on the Plan of Skyline Village of record in Plat at Instrument No. 20050418-0042718, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carl Brown, a single man by Warranty Deed from Isabel R. Ramirez, a single woman and Taylor R. Gonzalez, a single woman and Haley N. Villareal, a single woman of record in Instrument No. 20200818-0092856 Register's Office for Davidson County, Tennessee, dated August 12, 2020 and recorded on August 18, 2020.

This conveyance is subject to:
• Taxes for the year 2025 and subsequent years.
• Plan of record in Plat at Instrument No. 20050418-0042718, Register's Office for Davidson County, Tennessee.
• Plan of record in Plat Book 2331, Page (s) 54 and 55, Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20070705-0080250, Register's Office for Davidson County, Tennessee.
• Charter for Skyline Village HOA of record in Instrument Number 20070627-0076879, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement in favor of Skyline Village Associates, LLC of record in Instrument Number 20121114-0104686, in the Register's Office for Davidson County, Tennessee.
• Shared use easement and agreement in favor of Skyline Apartments, L.P., a Tennessee limited partnership of record in Instrument Number 20120120-0005861 amended in Instrument No. 20120403-0028102 and in Instrument No. 20140212-0012630, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Instrument Number 20020307-0028887 and Instrument No. 20030610-0079895, in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer and drainage easement in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 6161, Page 257 in the Register's Office for Davidson County, Tennessee.
• Sanitary sewer and drainage easement in favor of Metropolitan Government of Nashville and Davidson County Tennessee of record in Book 6190, Page 646, in the Register's Office for Davidson County, Tennessee.
• Water line easement in favor of Merchants Metals, Inc of record in Book 6029, Page 20, in the Register's Office for Davidson County, Tennessee.
• Order for Public Right of Way of record in Book 10558, Page 218, in the Register's Office for Davidson County, Tennessee.
• Twenty Five foot wide permanent and perpetual easement of record in Book 11684, Page 656, in the Register's Office for Davidson County, Tennessee.
• Easement in favor of AshCar Development, a Tennessee partnership of record in Instrument Number

20011127-0129091, in the Register's Office for Davidson County, Tennessee.
• Notice of Acceptance of Public Infrastructure of record in Instrument Number 20160811-0083725, in the Register's Office for Davidson County, Tennessee.
• Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20120123-0006297, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **449 Vailview Dr, Nashville, Tennessee 37207**.

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 NOVEMBER, 2025.

Carl L. Brown Jr.

Carl Brown

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CARL BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of November, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Krystal Schuster, 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 **11/3/25**.

Date

Affiant Signature

11/3/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **3** day of **November**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)