WARRANTY DEED

Karen Johnson Davidson County
Batch# 1344911 DEEDWARR
11/12/2025 04:04:30 PM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20251112-0090230

File #25-TC-0306-P

(SEAL)

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7 DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 5/24/25

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timothy Brichetto and Jacqueline Brichetto	Optimum First Inc.	
(NAME)	(NAME)	**104 01 0 059.00**
306 Chamberlin Street	7755 Center Ave. Ste 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Huntington Beach CA 92647	
(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,

WILLIAM MURRAY HANNON AND MARY JULIA BRESSMAN HANNON, HUSBAND AND WIFE,

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

TIMOTHY BRICHETTO AND JACQUELINE BRICHETTO, HUSBAND AND WIFE,

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. 22 of BLOCK 26 ON MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NO'S. 3-8-13-18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as of record in Plat Book 161, Page 39, 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 William Murray Hannon and Mary Julia Bressman Hannon, husband and wife by Warranty Deed from American Homes, LLC, of record in Instrument No. 20201012-0118206, in the Register's Office of Davidson County, Tennessee, dated October 9, 2020, and recorded on October 12, 2020.

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 BLOCK 26 ON MAP OF SUBDIVISION OF PLUMMER PLACE AND PART OF BLOCKS NO'S. 3-8-13-18 AND 23 IN CHARLOTTE PARK 2ND ADDITION TO NASHVILLE, as recorded in Plat Book 161, Page(s) 39.
* Any and all existing general utility, sewer and drainage easements and restrictions as shown of record not stated herein.

This is ____ **unimproved** __X__ **improved** property known as: **306 Chamberlin 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), 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 7th day of November, 2025.

William Murray Hannon

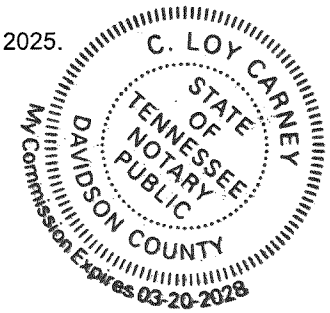
Mary Julia Bressman Hannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared William Murray Hannon, 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 7th day of November, 2025.

Notary Signature
My commission expires:

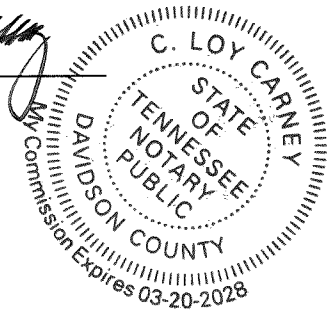


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared Mary Julia Bressman Hannon, 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 7th day of November, 2025.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Ryan Bafford, 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

November 7, 2025
Date

Affiant Signature

11/7/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 7th day of November, 2025

Notary's Signature

My commission expires 7/25/29
Date

Notary's Seal (if on paper)

Lynn McAlister
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202511120090230