WARRANTY DEED

Karen Johnson Davidson County
Batch# 1345718 DEEDWARR
11/13/2025 12:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,391.20
20251113-0090499

File #25-TC-5713-P

(SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY ~~OF DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $376,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF November, 2025.

Notary Public
MY COMMISSION EXPIRES: 01/30/2029

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)
Walter N. Simi and Joice A. Leyon	New Owner	
(NAME)	(NAME)	**164 13 0 178.00**
5713 Murphywood Crossing		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(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,

KEVIN BRINSFIELD, A SINGLE MAN,

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

WALTER N. SIMI, AND JOICE A. LEYON, 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. 175 on the Plan of Final Plat ASHEFORD CROSSING, SECTION THREE of record in Plat Book 9700, Page 545, 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 Kevin Brinsfield, a single man and Caitilin Smith, a single woman, by Warranty Deed from Brian L. Rainer, a married man, joined by his spouse, Diana Silvia Rainer, of record in Instrument No. 20140702-0058374, in the Register's Office of Davidson County, Tennessee, dated June 30, 2014 and recorded on July 02, 2014.

Being the same property conveyed to Kevin Brinsfield, unmarried, by Quitclaim Deed from Caitlin Smith, unmarried, of record in Instrument No. ___20251130090498_____, in the Register's Office of Davidson County, Tennessee, dated August 29, 2025 and recorded on November _13__, 2025.

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 ASHEFORD CROSSING, SECTION THREE, as recorded in Plat Book 9700, Page(s) 545.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9651, Page 900, as amended in Book 9980, Page 482; Book 10301, Page 180; Book 10640, Page 941; Supplementary Declaration recorded in Book 10353, Page 575; Book 10717, Page 97; Book 11455, Page 769; Instrument No. 20001018-0103441 and Instrument No. 20010418-0038191.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictive Covenants, Dedication of Easements and Sewer Reimbursement Agreement recorded in Book 9336, Page 238.
* Corporate Resolution recorded in Book 10079, Page 172.
* Charter for Asheford Crossing Homeowners Association, Inc., recorded as Book 9651, Page 895.
* By Laws for Asheford Crossing Homeowners Association, Inc., recorded as Book 9651, Page 925.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5713 Murphywood Crossing, Antioch, TN 37013**.

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 5th day of November, 2025.

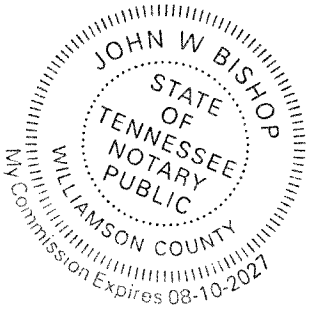
Kevin Brinsfield

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of November, 2025, before me personally appeared Kevin Brinsfield, 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 5th day of November, 2025.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Debra Paulson 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 11/5/25 (date of document).

D Paulson
Affiant Signature

11/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of November 2025.

Jennifer Russell
Notary's Signature

MY COMMISSION EXPIRES: 01/30/2029

NOTARY'S SEAL

