This instrument was prepared by and
Please record and return to:
Freedom Title Services, LLC
109 Hazel Path # 2
Hendersonville, TN 37075
(615) 822-8332 phone
(615)413-9589 fax

Karen Johnson Davidson County
Batch# 1346407 DEEDWARR
11/14/2025 01:25:30 PM 3 pgs
Fees: $18.00 Taxes: $1,034.15
20251114-0091027

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **COLTON BROWN, MARRIED**, HEREINAFTER CALLED GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAN CHEN, A SINGLE WOMAN**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 142 ON THE PLAN OF THORNTON GROVE PHASE 2B HORIZONTAL PROPERTY REGIME, FILED AS EXHIBIT TO AND ESTABLISHED BY FIRST SUPPLEMENT AND AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THORNTON GROVE AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THORNTON GROVE TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING PHASE 1B & 1C), OF RECORD IN INSTRUMENT NO. 20201209-0143747, HAVING BEEN AMENDED BY THIRD SUPPLEMENT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THORNTON GROVE AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THORNTON GROVE TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT (HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS) (ANNEXING PHASE 2B TOWNHOME PROPERTY) IN INSTRUMENT NO. 20220421-0046291, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO COLTON BROWN BY SPECIAL WARRANTY DEED FROM NVR, INC., A VIRGINIA CORPORATION T/A RYAN HOMES, DATED AUGUST 25, 2023, RECORDED AUGUST 25, 2023, OF RECORD IN INSTRUMENT NO. 20230825-0066499, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JULIE BROWN JOINS IN THIS CONVEYANCE TO CONVEY ANY RIGHTS SHE MAY HAVE, MARITAL OR OTHERWISE.

This is improved property known as 2757 THORNTON GROVE BLVD. #161, NASHVILLE, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenant with Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenant and bind himself, his heirs, successors, and representatives to warrant and defend the title to the said land to Grantee, his heirs, successors, 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.

Witness our hands this 14TH day of NOVEMBER 2025.

COLTON BROWN

JULIE BROWN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, COLTON BROWN AND JULIE BROWN, the within named bargainors, 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.

DONE at offices in HENDERSONVILLE, TENNESSEE, on this the 14TH day of NOVEMBER 2025.

Notary Public
My Commission Expires: 3/28/28

SONDRA BROOKS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $279,500.00

Affiant

Subscribed and sworn to before me, this the 14TH day of NOVEMBER 2025.

NOTARY PUBLIC
My commission expires 05/24/2028

BETHANY SHIPLEY STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/24/2028 SUMNER COUNTY

Address New Owner(s) as follows:
DAN CHEN
2757 THORNTON GROVE BLVD., #161
NASHVILLE, TN 37207

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 050 02 0D/142.00 CO

Tennessee Certification of Electronic Document

I, CARLY WOODRING, 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 11/14/2025 (date of document).

Affiant Signature

11/14/2025
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14th day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05-24-2028

NOTARY'S SEAL

BETHANY SHIPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/24/2028
SUMNER COUNTY