THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251052459**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,008,220.00. Affiant Subscribed and sworn to before me, this 14th day of November, 2025. Notary Public My Commission Expires: 12/16/2028

ROBYN DUBRAY NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES DECEMBER 16, 2028

Karen Johnson Davidson County
Batch# 1346863 DEEDWARR
11/17/2025 07:47:30 AM 3 pgs
Fees: $18.00 Taxes: $3,730.41
20251117-0091183

WARRANTY DEED

Address New Owner: Seth David Goldstein and Carissa Goldstein 27 Bridlington Court Brentwood TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 160-11-0A-051.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet B. Jamieson and Philip D. Jamieson. wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Seth David Goldstein and Carissa Goldstein, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Hemmingwood Phases II, III, & IV, of record in Plat Book 6900, pages 6, 7 & 8, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JANET B. JAMIESON AND PHILIP D. JAMIESON, WIFE AND HUSBAND, by deed from DOROTHA H. LUBOLD AKA DOROTHA H. RANKIN, of record in Instrument No. 20130711-0071885, dated July 8, 2013, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 160-11-0A-051.00 CO.

Matters shown on the Plan of record in Plat Book 6900, pages 6, 7 and 8, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Heritage Heights n/k/a Hemmingwood contained in instrument of record in Book 6730, page 329 and amended in Book 6892, page 540, Book 6925, page 268, Book 6948, page 268, Book 7269, page 387 and Instrument No. 20130619-0062819, said Register's Office.

Storm Water Detention Agreement of record in Book 6728, page 673, said Register's Office.

This is improved property located at 27 Bridlington Court Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to

warrant and forever defend the title to said real estate to Grantees, its successors, heirs 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of November, 2025.

Janet B. Jamieson

Philip D. Jamieson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet B. Jamieson and Philip D. Jamieson, 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, at office, this 14th day of November, 2025.

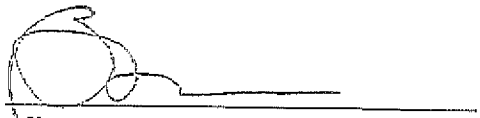
Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

My Commission Expires: _____

Certificate of Authenticity

I, Barbara McGinty, 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).

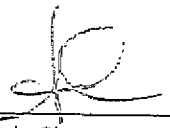


Affiant Signature

Date 11/14/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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



Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

