WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $510,000.00.

Affiant

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

Notary Public
MY COMMISSION EXPIRES: 10/4/27

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/04/2027
COUNTY OF DAVIDSON

Karen Johnson Davidson County
Batch# 1346912 DEEDWARR
11/17/2025 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $1,887.00
20251117-0091261

File #25-TC-0833-COMP

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)
Linda M. Pilcher	New Owner	
(NAME)	(NAME)	**171 04 0C 052.00**
833 Barrington Place Drive		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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,

JOAN KNOWLES DAWSON, AN UNMARRIED WOMAN, AND CELESTE MUKUNDAN, A MARRIED WOMAN,

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

LINDA M. PILCHER, AN UNMARRIED PERSON,

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:

Being Unit No. 52 as set forth in the Master Deed and Bylaws of BARRINGTON PLACE, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696 and amended in Instrument No. 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property. Said plan prepared by Anderson, Delk, Epps & Associates, Inc., R.L.S. No. 1660, 681 Grassmere Park Drive, Suite 4, Nashville, Tennessee 37211.

Being the same property conveyed to Joan Knowles Dawson, widow, by Warranty Deed Stephen Curtis Fox, Trustee of Barbara Ellis Fox Revocable Trust Dated May 6, 2022, of record in Instrument No. 20220826-0096750, in the Register's Office of Davidson County, Tennessee, dated August 25, 2022 and recorded on August 26, 2022.

Being the same property conveyed to Joan Knowles Dawson and Celeste Mukundan, joint tenants with rights of survivorship, by Quitclaim Deed from Joan Knowles Dawson, of record in Instrument No. 20250828-0069113, in the Register's Office of Davidson County, Tennessee, dated August 21, 2025 and recorded on August 28, 2025.

This was never the principal place of residence for Celeste Mukundan.

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 P.U.D. BOUNDARY MAYFAIR RM4 RESIDENTIAL P.U.D., as recorded in Instrument No. 20050404-0036360.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BARRINGTON PLACE Condominium of record in Instrument No. 20050914-0110701 and re-recorded in Instrument No. 20051025-0128696 and amended in Instrument No. 20170227-0019505; Instrument No. 20170227-0019506 and Instrument No. 20180827-0084426; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Communications (including Generators and Fuel Supply Systems), recorded in Instrument No. 20051109-0135895.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***CELESTE MUKUNDAN*** *as Attorney-in-Fact for* ***JOAN KNOWLES DAWSON****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* **202511170091260** *, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: 833 Barrington Place Drive, Brentwood, TN 37027.

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.

Joan Knowles Dawson by Celeste Mukundan Her Attorney - in - Fact
Joan Knowles Dawson by Celeste Mukundan, her Attorney-In-Fact

Celeste Mukundan
Celeste Mukundan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **CELESTE MUKUNDAN**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JOAN KNOWLES DAWSON**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JOAN KNOWLES DAWSON**.

Witness my hand and official seal this **7th** day of **November**, **2025**.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 7th day of November, 2025, before me personally appeared Celeste Mukundan, 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.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature
My commission expires:

True Copy Certification

I, Yvette Meldrum, 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 Nov. 7, 2025.

Signature

Nov. 7th, 2025

State of Tennessee
County of Williamson,
Sworn to and subscribed before me this 7th day of Nov., 2025

Notary's Signature

My Commission Expires: 10/4/27

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/04/2027
COUNTY OF DAVIDSON