Karen Johnson Davidson County
Batch# 1349837 DEEDWARR
11/21/2025 01:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,331.00
20251121-0093306

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $630,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of November, 2025

Notary Public

MY COMMISSION EXPIRES: 9-7-2026

(AFFIX SEAL)

BARBARA A. MCGINTY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

File No. BC-25-506

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla Renee Sewell	NEW OWNER	
(NAME)	(NAME)	081-10-0-312.00
1624 25th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **ANDREW MICHAEL BROOKS AND ROBERT MATTHEW DARDEN, A MARRIED COUPLE**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KAYLA RENEE SEWELL, AN UNMARRIED PERSON**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Beginning at a point in the Easterly margin of 25th Avenue North, as extended, at the Southwest corner of the property conveyed to W. W. Burch by deed of record in Book 1517, Page 620, Register's Office for said County; thence with the margin of 25th Avenue North extended Southerly 50 feet to a point in the South line of Lot No. 20; thence with the line of said Lot Easterly 143 feet to a point; thence Northerly 50 feet to Burch's Southeast corner as set forth in the above deed in Book 1517, Page 620; thence with Burch's south line, westerly 143 feet to the Easterly line of 25th Avenue North extended to the point of beginning.

Being the same property conveyed to Andrew Michael Brooks, an unmarried man, and Robert Matthew Darden, an unmarried man, as Tenants in Common with Rights of Survivorship by Warranty deed from Bethesda Construction, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20220302-0023825 Register's Office for Davidson County, Tennessee, dated February 18, 2022 and recorded on March 02, 2022.

This is property more commonly known as 1624 25th Avenue North, Nashville, TN 37208.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hand this 21st day of November, 2025.

Andrew Michael Brooks

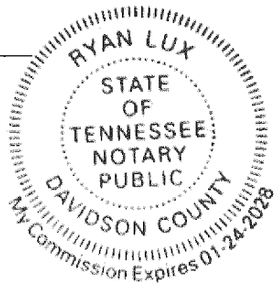
Robert Matthew Darden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of November, 2025, before me personally appeared Andrew Michael Brooks and Robert Matthew Darden, 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 21st day of November, 2025.

Notary Signature
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 November 21, 2025 (date of document).

Affiant Signature

Date 11-21-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 21ST day of November, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 2/27/2029

ASHLEY S. RUDY
STATE OF TENNESSEE NOTARY PUBLIC
Exp. 2/27/2029
COUNTY OF SUMNER