WARRANTY DEED

Karen Johnson Davidson County
Batch# 1353774 DEEDWARR
12/04/2025 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $17,353.00
20251204-0096401

File No. KS-25-11734

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,690,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KRYSTAL M SCHUSTER NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 08-24-2027

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS.	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Breker LLC	**New Owner**	
(NAME)	(NAME)	
5008 Brentview Court	**Property**	146-06-0-033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **Deanna K. Daughtry and Christopher A. Daughtry, Trustees of 5008 Brentview Court Trust dated July 2, 2020**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Breker LLC, a California Limited Liability Company**, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Fieldcrest Estates of record in Plat Book 2331, Page 124, 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 William L. Harper, Trustee of the 5008 Brentview Trust, dated July 6, 2016 by Warranty Deed from Nashville Construction Company, Inc. of record in Instrument No. 20160923-0100527, Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 23, 2016.

Being the same property conveyed to Daniel Goscombe, Successor Trustee of the Amended and Restated 5008 Brentview Court Trust, dated July 2, 2020 by Quitclaim Deed from William L. Harper, Trustee of the 5008 Brentview Court Trust, dated July 6, 2016 of record in Instrument No. 20200729-0083507, Register's Office for Davidson County, Tennessee, dated June 23, 2020 and recorded on July 29, 2020.

This is property more commonly known as 5008 Brentview Court, Nashville, TN 37220.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 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 my/our hand this 28 day of November, 2025.

5008 Brentview Court Trust dated July 2, 2020

By: _____
Deanna K. Daughtry, Trustee

By: _____
Christopher A. Daughtry, Trustee

STATE OF Massachusetts
COUNTY OF Plymouth

On this 28 day of November, 2025, before me personally appeared Deanna K. Daughtry and Christopher A. Daughtry, Trustees of 5008 Brentview Court Trust dated July 2, 2020, 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 28 day of November, 2025.

_____
Notary Signature Michael J. O'Sullivan
My commission expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Certificate of Authenticity

I, Krystal Schuster, 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 **11/28/25**.

Date

Affiant Signature

11/28/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this **28** day of **November**, 20**25**.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)