THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251152785** Karen Johnson Davidson County Batch # 1356696 DEEDWARR 12/11/2025 10 27 38 AM 2 pgs Fees $13 00 Taxes $3,237 50 20251211-0098560	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is· $875,000.00. Affiant Subscribed and sworn to before me, this 10th day of December, 2025. Notary Public My Commission Expires:

CARLIE VAN HUIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 09, 2027

WARRANTY DEED

Address New Owner: James Maddox 4000 West End Unit 102 Nashville, TN 37205	Send Tax Bills To: James Maddox 505 Brighton Place Nashville, TN 37205	Tax Information: Tax Parcel ID No. 104 13 0E 007.00

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, **David B. Herbert, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James Maddox**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 505 also known as Unit No. 7, BRIGHTON PLACE CONDOMINIUMS, a Horizontal Property Regime, located on the Westerly portion of Lot No. 4 on the Plan of BRIGHTON PLACE, of record in Plat Book 6250, Page 144, Register's Office for Davidson County, Tennessee; and shown on Exhibit "B" to the Master Deed for BRIGHTON PLACE CONDOMINIUMS of record in Book 6569, Pages 554 and 555, Register's Office for Davidson County, Tennessee, and described in Master Deed of record in Book 6569, Page 529, and First Amendment to By-Laws recorded in Instrument No. 20240126-0005406, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of BRIGHTON PLACE CONDOMINIUMS contained in the Master Deed recorded in Book 6569, Page 529, and By-Laws recorded in Book 6569, Page 557, Register's Office for Davidson County, Tennessee, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to David B. Herbert and wife, Dana Herbert, by Warranty Deed from Joann P. Gannaway, Trustee U/A/D September 22, 1995, of record in Instrument No. 20180102-0000525, in the Register's Office of Davidson County, Tennessee, dated December 29, 2017 and recorded on January 02, 2018. Since said Dana Herbert died on October 03, 2025, leaving David B. Herbert as surviving tenant by the entirety.

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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON PLACE, as recorded in Plat Book 6250, Page 144.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRIGHTON PLACE CONDOMINIUM of record in Book 6569, Page 529, and First Amendment to the By-Laws recorded in Instrument No. 20240126-0005406; 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.

This is improved property located at 505 Brighton Place Nashville TN 37205

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 10th day of December, 2025.

David B Herbert by Thomas Levens Herbert, V Attorney in Fact

David B. Herbert
By: Thomas Levens Herbert, V, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas Levens Herbert, V, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for David B. Herbert, and that he is authorized by David B. Herbert to execute this instrument on his behalf.

WITNESS my hand, at office, this 10th day of December, 2025.

Notary Public

My Commission Expires:

WILLIAM T CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026