WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $550,000.00 AFFIANT SUBSCRIBED AND SWORN TO ME ON 12/05/2025. NOTARY PUBLIC MY COMMISSION EXPIRES 9/3/29

Karen Johnson Davidson County
Batch# 1356890 DEEDWARR
12/11/2025 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20251211-0098795

JOANN MOSS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 118 Saundersville Road
Hendersonville, TN 37075
file # 8845-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Matthew Wallace McCall and Henry Edward McCall	**Tower Community Bank**	073-09-0-184.00
1843 Willow Springs Drive	4564 Main Street	
Nashville, TN 37216	Jasper, TN 37347	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jason Edwin Brown, a single man

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Matthew Wallace McCall, an unmarried man and Henry Edward McCall, a married man

HEREINAFTER CALLED THE GRANTEE(S), 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. 375, on the plan of Section III, Burchwood Gardens, as of record in Book 2900, Page 116, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at a point in the northeast margin of Willow Springs Drive at the corner of Lots 374 and 375; thence with the line between said lots, northeasterly 170.51 feet to a point; thence northeasterly 109.36 feet to the southeasterly margin of Pinehurst Drive; thence with the margin of the same, southwesterly 149.17 feet to the beginning of a curve; thence around said curve, southerly 39.26 feet to the northeast margin of Willow Springs Drive; thence with the margin of the same, southeasterly 84.25 feet to the point of beginning.

Being the same property conveyed to Vickie G. Perry by Warranty Deed from Winton E. Brown aka Winston E. Brown unmarried, dated January 11, 1982 in Book 5839, Page 938, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Harold Driver by Quitclaim Deed from Vickie G. Perry, dated February 24, 1986 in Book 6788, Page 49, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Winton E. Brown by Quitclaim Deed from Harold Driver, dated January 23, 1993 and recorded February 27, 2013 in Instrument No. 20130227-0019673, Register's Office of Davidson County, Tennessee.

Winton E. Brown having died intestate on July 9, 2022, his interest in said property vesting in his sole heir at law, Jason Edwin Brown, as shown in Affidavit of Heirship in Instrument No. 20230420-0029194, Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1843 Willow Springs Drive Nashville, TN 37216

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 hand on December 5, 2025.

Jason Edwin Brown

STATE OF TENNESSEE

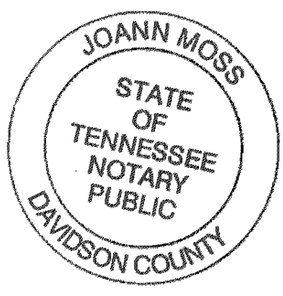
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Jason Edwin Brown, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this December 5, 2025.

Notary Public

My Commission Expires: 9/3/29



File #: 8845-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 December 10, 2025.

J. Carlton Drumwright

December 10, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on December 10, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY