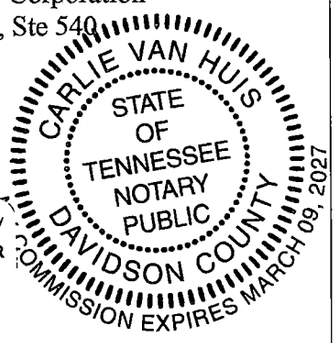
THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue, Ste 540
Nashville, TN 37203
P25-9188-WE



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 3,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF December, 2025

Notary Public

MY COMMISSION EXPIRES _____

(AFFIX SEAL)

Karen Johnson
Batch # 1357508
12/12/2025 02 34 41 PM
Fees $13 00 Taxes $11,655 00

Davidson County
DEEDWARR
2 pgs

20251212-0099266

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Burns Canlis and Mackenzie Canlis	NEW OWNER	
1142 Brookwood Lane		131-16-0-019.00
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, WE, **Melvern R. Rutherford and wife, Aileen M. Rutherford,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brian Burns Canlis and Mackenzie Canlis, husband and wife,**

HEREINAFTER CALLED THE GRANTEES, 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. 10, Block "A" on the Plan of Gateway Acres, as of record in Book 974, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvern R. Rutherford and wife, Aileen M. Rutherford by Warranty Deed from William H. LaBounty and wife, Rebecca I. Foster LaBounty of record in Instrument No. 20040413-0041426 Register's Office for Davidson County, Tennessee, dated April 08, 2004 and recorded on April 13, 2004.

Being the same property conveyed to Michael D. Sontag, by Quitclaim Deed from Melvern R. Rutherford and, Aileen M. Rutherford, of record in Instrument No. 20060905-0108915, Register's Office for Davidson County, Tennessee, dated July 12, 2006, and recorded on September 05, 2006 and within the same deed the said Michael D. Sontag, conveyed his interest in the subject property to Melvern R. Rutherford and wife, Aileen M. Rutherford, as equal tenants in common.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee, (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record, (6) All applicable governmental and zoning regulations.

This improved property is known as **1142 Brookwood Lane, Nashville, TN 37220**

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 hands this the 10 day of December, 2025.

Melvern R. Rutherford

Aileen M. Rutherford

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Melvern R. Rutherford and Aileen M. Rutherford,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 10 day of December 2025

My Commission expires _____

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Notary Public