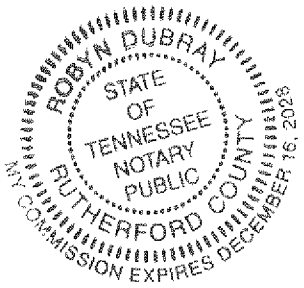
Karen Johnson Davidson County
Batch# 1370865 DEEDWARR
01/16/2026 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,960.63
20260116-0004064

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF JANUARY, 2026.

Notary Public

MY COMMISSION EXPIRES: 12/16/2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mid-State Title & Escrow, Inc.
128 Holiday Ct., Ste. 125, Franklin, TN 37067

File No.: 2025-1860

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Brittany Umbrage and Vincent Bohn	New Owner	141-05-0A-242.00-CO
(NAME)	(NAME)	
747 Gloucester Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Five Hundred Twenty-Nine Thousand Nine Hundred And No/100 Dollars ($529,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **TARA JEAN PALMERTON, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRITTANY UMBRAGE, A MARRIED WOMAN AND VINCENT BOHN, A MARRIED MAN,** 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. 242 on the Plan of The Map Entitled Avondale Park, Phase 1, Section 4 of record in Plat at Instrument No. 20090318-0024196, 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 Tara Jean Miles, married by Warranty Deed from Erin Hertha, a single woman of record in Instrument No. 20230925-0074798, Register's Office for Davidson County, Tennessee, dated September 20, 2023 and recorded on September 25, 2023.

Being the same property conveyed to Tara Jean Palmerton, unmarried by Quitclaim Deed from Tara Jean Miles, n/k/a Tara Jean Palmerton of record in Instrument No. 20250411-0027512, Register's Office for Davidson County, Tennessee, dated April 10, 2025 and recorded on April 11, 2025.

Subject to: 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 records. Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2025, a lien not yet due and payable.

unimproved ☐
This is improved ☑ property, known as 747 Gloucester Lane, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 15th day of January, 2026.

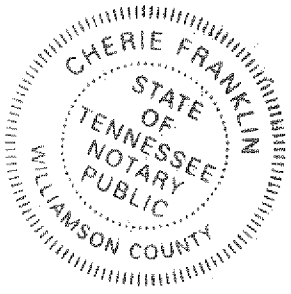
Tara Jean Palmerton

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 15th day of January, 2026, before me personally appeared Tara Jean Palmerton, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: 4-03-29



Certificate of Authenticity

I, _____, 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 **1/15/2026** (date of document).

_____
Affiant Signature

Date: **1/16/2026**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this **16** day of **January**, 2026.

_____
Notary's Signature
My Commission Expires: 2/27/2029

