Karen Johnson Davidson County
Batch# 1373292 DEEDWARR
01/29/2026 11:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,933.25
20260129-0006263

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 251253044

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $522,500.00.

Affiant

Subscribed and sworn to before me, this 22nd day of January, 2026.

Notary Public
My Commission Expires: 1-3-28

CARI ALLEN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01/03/2028

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandee Madden 2012 Forrest Green Drive Nashville TN 37216	New Owner	Tax Parcel ID No. 073-13-0-231.00

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, **Benjamin A. Bearden, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandee Madden, unmarried woman**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 146 on the Plan of Henderson Gardens, Section III, of record in Book 3600, Page 27, Register's Office for said County.

Said Lot No. 146 fronts 140 feet on the south side of Forrest Green Drive and extends back between lines 147.9 feet on the east line and 140.46 feet on the west line to a dead line in the rear on which it measures 140.39 feet.

Being the same property conveyed to BENJAMIN A. BEARDEN, by deed from SHERYL L. HOOKE, of record in Instrument No. 20190328-0028038, dated March 11, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 073-13-0-231.00.

Matters shown on the Plan of record in Plat Book 3600, page 27, said Register's Office.

This is improved property located at 2012 Forrest Green Drive Nashville TN 37216

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 22nd day of January, 2026.

Benjamin A. Bearden

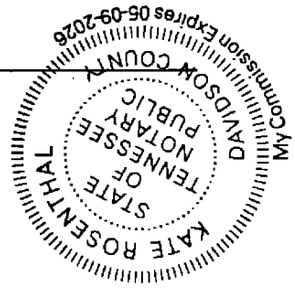
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Benjamin A. Bearden, 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.

Witness my hand, at office, this 22nd day of January, 2026.

Notary Public

My Commission Expires: _____



Certificate of Authenticity

I, Holly A Mason, 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 1/22/26.

Affiant Signature

1/23/26
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 23 day of January, 2026.

Notary's Signature

(Notary Seal)

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

My Commission Expires: 7-3-28