This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-8008-MC

Karen Johnson Davidson County
Batch# 1379021 DEEDWARR
02/11/2026 09:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,276.50
20260211-0010510

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $345,000.00.

Affiant

Subscribed and sworn to before me, this the 6th day of February, 2026.

Notary Public
My Commission Expires: 11/17/2029

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Stacey and Misty Stacey 936 1st Avenue North Nashville, TN 37201	LoanDepot.com, LLC 6561 Irvine Center Drive Irvine, CA 92618	082 14 0A 072.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **David Lee Brown, an unmarried man,** (individually and/or collectively, "Grantor"), transfer and convey unto **Michael Stacey and Misty Stacey, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 936 as specified on the Plat shown in the Master Deed, on the Plan of RIVERFRONT CONDOMINIUMS, a Horizontal Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for RIVERFRONT CONDOMINIUMS, of record under Instrument No. 20051221-0153160, as amended in Instrument No. 20051228-0155671 and in Instrument No. 20060518-0058640; Instrument No. 20150402-0029055 (Scrivener's Affidavit recorded in Instrument No. 20210923-0128192); Amendment to Bylaws in Instrument No. 20090109-0002382 and Appointment of Substitute Trustee in Instrument No. 20101129-0094655, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the plan of RIVERFRONT CONDOMINIUMS for placement of Units, as shown on Exhibit "E" to the Second Amendment to the Master Deed of record under Instrument No. 20060518- 0058640, said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to David Lee Brown, by Warranty Deed from Christine Clark, Unmarried, of record in Instrument No 20150123-0006962, in the Register's Office of Davidson County, Tennessee, dated January 19, 2015 and recorded on January 23, 2015.

This is ☒ improved or ☐ unimproved property located at: **936 1st Avenue North, Nashville, TN 37201**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 6th day of February, 2026.

GRANTOR:

David Lee Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **David Lee Brown,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 6th day of February, 2026.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

202602110010510

I, Kirsten Virden, 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 2-6-2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 2-6-2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of February, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

