WARRANTY DEED

Karen Johnson Davidson County
Batch# 1379900 DEEDWARR
02/12/2026 01:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20260212-0011272

File #26-TC-7995-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $535,000.00.

Donald Watson III
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF February, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sidney Evans and Donald Watson, III	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	
7995 Boone Trace	**408 Highway 76**	**126 15 0A 129.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**White House, TN 37188**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

MATTHEW J. BROCK AND ALLISON Q. BROCK, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SIDNEY EVANS, AN UNMARRIED WOMAN, AND DONALD WATSON, III, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 252 on the Plan of BOONE TRACE AT BILTMORE, SECTION THREE, of record in Plat Book 9700, Pages 758 and 759, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew J. Brock and Allison Q. Brock, husband and wife, by Warranty Deed from Gregory S. Rush and Jennifer C. Rush, husband and wife, of record in Instrument No. 20160729-0078459, in the Register's Office of Davidson County, Tennessee, dated July 28, 2016, and recorded on July 29, 2016.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION THREE, BOONE TRACE AT BILTMORE, as recorded in Plat Book 9700, Page(s) 758-759.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PUD BOUNDARY MASTER PLAT BOONE FARM AT BILTMORE, as recorded in Plat Book 6900, Page 470.
* Declaration of Covenants, Conditions and Restrictions recorded in Book 9342, Page 312, as Re-Recorded in Book 9735, Page 312, Amendment recorded in Book 10032, Page 813; Instrument No. 20001211-0121618 and Supplemental recorded in Book 10306, Page 817; Book 11455, Page 443; Instrument No. 20000126-0008529 and Instrument No. 20011119-0126832.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010717-0075902.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 7265, Page 657.
* Easement for Electric Power Board, recorded in Book 8992, Page 62.
* Easement for Public Utilities, recorded in Instrument No. 20040204-0013636; Instrument No. 20071116-0134581 and Instrument No. 20150826-0086305.
* Charter for Boone Trace Homeowners' Association, recorded in Book 9607, Page 534.
* Common Open Space Deed Recorded in Instrument No. 20011119-0126831.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***MATTHEW J. BROCK****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* ___202602120011270___*, Register's Office for* ***Davidson*** *County, Tennessee.*

The execution of this instrument is affected by the signature of ***LOY CARNEY*** *as Attorney-in-Fact for* ***ALLISON Q. BROCK****, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* ___202602120011271___*, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **7995 Boone Trace, Nashville, TN 37221**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th day of February, 2026.

Matthew J. Brock By Loy Carney, Attorney In Fact
Matthew J. Brock by Loy Carney, his Attorney-In-Fact

Allison Q. Brock By Loy Carney, Attorney In Fact
Allison Q. Brock by Loy Carney, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **MATTHEW J. BROCK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **MATTHEW J. BROCK**.

Witness my hand and official seal this **10th** day of **February**, **2026**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ALLISON Q. BROCK**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ALLISON Q. BROCK**.

Witness my hand and official seal this **10th** day of **February**, **2026**.

_____
Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

True Copy Certification

I, **Tonya Cherry,** 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 this the 10 day of February, 2026.

Affiant Signature
Date 2-10-26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 10 day of February, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

