Karen Johnson Davidson County
Batch# 1380437 DEEDWARR
02/12/2026 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $2,719.50
20260212-0011360

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39054-01-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $735,000.00. Susan Michele Scott 02/11/2026 Affiant Subscribed and sworn to before me this 12th day of February, 2026. Notary Public 02/11/2026 My Commission Expires:

KELLY E COX NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029
Remotely Notarized with audio/video via Simplifile

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Shirley S. Hames 5124 Brucewood Drive Nashville, TN 37211	Shirley S. Hames 5124 Brucewood Drive Nashville, TN 37211	Map and Parcel No.: 160160B00500CO

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, Robert Lee Scott and Susan Michelle Scott, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to Shirley S. Hames, unmarried ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 824 Pisgah Park, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 11th day of February, 2026.

GRANTORS:

Robert Lee Scott 02/11/2026
Robert Lee Scott

Susan Michele Scott 02/11/2026
Susan Michele Scott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me by audio video communication, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert Lee Scott and Susan Michelle Scott, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of February, 2026.

02/11/2026
Notary Public
My Commission Expires:

KELLY E COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Online Notary Public
My Commission Expires 07/02/2029
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EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of REVISION ONE, SECTION ONE, BRENTWOOD CHASE R20 RESIDENTIAL P.U.D. of record in Plat Book 9700, Page (s) 936 through 941, 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 Robert Lee Scott and Susan Michele Scott, Husband and Wife, by Warranty Deed from John Michael Ballard, A Married Man, of record in Instrument No. 20200305-0025107, in the Register's Office of Davidson County, Tennessee, dated February 26, 2020 and recorded on March 05, 2020.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. 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.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, SECTION ONE, BRENTWOOD CHASE R20 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page(s) 936 Through 941, Register's Office for Davidson County, Tennessee.
5. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY MULHOLLAND R20 RESIDENTIAL P.U.D., as recorded in Plat Book 9700, Page 653 through 654.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 52 and Deed of Revocation recorded in Instrument No. 20000531-0053797.
7. Declaration of Covenants, Conditions and Restrictions recorded in Book 11388, Page 89 and Deed of Revocation recorded in Instrument No. 20000531-0053796.
8. Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20000531-0053798, as amended in Instrument No. 20000831-0086366 and Corrective Amended in Instrument No. 20150109-0002674; and Amendment to Bylaws in Instrument No. 20191001-0100090; and Notice of Covenants Violation recorded in Instrument No. 20201022-0122926; and Leasing Rules recorded in Instrument No. 20210517-0065773; and Amendment to Bylaws recorded in Instrument No. 20211012-0136738; and Corrective Amended recorded in Instrument No. 20230717-0054820; Instrument No. 20231114-0088600; and Parking Enforcement Rules recorded in Instrument No. 20240223-0012428.
9. Stormwater Detention Agreement as set forth in instrument recorded in Book 11115, Page 281 and Book 11115, Page 286.
10. Charter for Brentwood Chase Community Association recorded as Instrument No. 20000524-0051842.
11. Common Open Space Deed recorded as Instrument No. 20010208-0012529.
12. Fines recorded as Instrument No. 20161020-0111124.
13. Abatement of Violations recorded as Instrument No. 20161020-0111125.

Tennessee Certification of Electronic Document

I, George Mudter, 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 2/12/2026 (date of document).

2/11/2026 GEM

Affiant Signature

2.12.2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th day of February, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027