Karen Johnson Davidson County
Batch# 1380644 DEEDWARR
02/13/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $930.17
20260213-0011620

SHANNON R. RICHARDSON TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $251,398.00. Affiant Subscribed and sworn to before me, this 12th day of February, 2026. Notary Public My commission expires: 3-20-2028

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Walter T. Brandt	**New Owner**	**132-09-0-105.00**
1231 Championship Blvd.		
Franklin, Tennessee 37064		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Stewart B. Brandt and Dorothy C. Brandt, husband and wife,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Walter T. Brandt, a married man,

HEREINAFTER CALLED THE GRANTEE, HIS 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 C, on the unrecorded subdivision of Lot 21 on the Plan of Oak Hill Subdivision of record in Book 547, Page 49, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot C fronts 150 feet on the northerly side of Battery Lane and runs back 662.5 feet on the easterly line along the dividing line between Lots 20 and 21 and 677.7 feet on the westerly line to a dead line in the rear on which it measures 150 feet.

Being all of the property conveyed to Stewart B. Brandt and wife, Dorothy C. Brandt, by deed from Fred L. Sharp and wife, Patricia Sharp, of record in Book 10713, Page 869, dated November 26, 1997, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Book 547, Page 49, Register's Office for Davidson, Tennessee.
c. Sewer and Drainage Easement to Metropolitan Government of Nashville and Davidson County of record in Book 6518, Page 731, in the Register's Office for Davidson County, Tennessee.
d. All other easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

M&H File #: **26-86**

This is improved property known as 890 Battery Lane, Nashville, TN 37220.

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 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, his 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 12th day of February, 2026.

x Stewart B Brandt
Stewart B. Brandt

x Dorothy C. Brandt
Dorothy C. Brandt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid before me personally appeared Stewart B. Brandt and Dorothy C. Brandt, with whom I am personally acquainted (or who proved to me their identities on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of February, 2026.

A. Scott Hubbard
Notary Signature

A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

My commission expires: 10-21-28

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-86**

Certificate of Authenticity

I, Scott Hubbard, 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

2/12/26.

Date

Affiant Signature

February 12, 2026

State of TN
County of Williamson

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

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

Alicia R. Hamilton
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/28/2029
WILLIAMSON COUNTY

M&H File #: **26-86**