Karen Johnson Davidson County Batch# 1380645 DEEDWARR 02/13/2026 10:40:30 AM 3 pgs Fees: $18.00 Taxes: $1,461.13 20260213-0011621	STATE OF TENNESSEE COUNTY OF ~~Davidson~~ Sumner The actual consideration or value, whichever is greater, for this transfer is $394,900.00 Affiant Subscribed and sworn to before me, this 10th day of February, 2026. Notary Public My commission expires: 01/30/2029

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
309 W Main St, Ste A
Murfreesboro, TN 37130

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Kelly Brown	**Churchill Mortgage**	**15002043400**
2961 Nautilus Dr	1749 Mallory Lane Ste 100	
Nashville, TN 37217	Brentwood, TN 37027	

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 ACKNOWLEDGE, WE,

Erin Dias, Trustee of The 2961 Nautilus Drive Trust

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

Kelly Brown

HEREINAFTER CALLED THE GRANTEES, THEIR 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 No. 4, on the Plan of Harbor Gate, Section Six, of record in Plat Book 6200, Page 494, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Erin Dias, Trustee of The 2961 Nautilus Drive Trust, by Warranty Deed from Deborah D Boyd, an unmarried woman, and Robert L Boyd, an unmarried man, tenants in common with right of survivorship, dated November 25, 2025, of record in Instrument No. 20251203-0096130, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Deborah D Boyd, an unmarried woman and Robert L Boyd,an unmarried man, tenants in common with right of survivorship, by Warranty Deed from Susan E Larue, a single woman, dated September 25th, 2014, of record in Instrument No. 20141001-0090432, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2961 Nautilus Dr, Nashville, TN 37217.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 GRANTEES, 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.

Date: 2/10/24

The 2961 Nautilus Drive Trust
By: Erin Dias
It's: Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Erin Dias** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The 2961 Nautilus Drive Trust and that she is authorized by The 2961 Nautilus Drive Trust to execute this instrument on its behalf.

Witness my hand, at office, this 10 day of February, 2024.

NOTARY PUBLIC

My Commission Expires: 10/4/27

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-04-2027

Certificate of Authenticity

I, Jennifer Russell, 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 2/10/26
Date

Jennifer Russell
Affiant Signature

2/10/26
Date

State of TN
County of Rutherford

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

Notary's Signature

My Commission Expires: 12-2-28

Notary's Seal (if on paper)

KATHRYN SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY