Karen Johnson Davidson County
Batch# 1382733 DEEDWARR
02/19/2026 09:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,180.30
20260219-0013157

WARRANTY DEED

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

File No. AD-26-1289

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $319,000.00

Emilee Bartlett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of February, 2026

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Nguyen	Thomas Lee Nguyen	
(NAME)	(NAME)	
11611 Northeast Angelo Dr, #30	11611 Northeast Angelo Dr, #30	086-16-0-056.00
(ADDRESS)	(ADDRESS)	
Vancouver, WA 98684	Vancouver, WA 98684	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, I/we, **Charles S. Brown, Trustee of In God Charles Living Trust dated September 14, 2022, and any amendments thereto**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Lee Nguyen, a single man**, HEREINAFTER CALLED THE GRANTEE, 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. 137 on the Plan of Valley Brooke Subdivision, of record in Book 5800, page 74, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

Being the same property conveyed to Charles S. Brown and wife, Joshlyn D. Brown by Warranty Deed from Edwin Herrold and wife, Mary Herrold of record in Book 10806, Page 152, Register's Office for Davidson County, Tennessee, dated February 20, 1998 and recorded on February 24, 1998.

Being the same property conveyed to Charles S. Brown by Quitclaim Deed from Joshlyn D. Brown of record in Instrument No. 20040623-0074493 Register's Office for Davidson County, Tennessee, dated June 13, 2004 and recorded on June 23, 2004.

Being the same property conveyed to Charles Brown, as Trustee of The In God Charles Living Trust dated September 14, 2022 by Quitclaim Deed from Charles S. Brown of record in Instrument No. 20221013-0112204 Register's Office for Davidson County, Tennessee, dated September 28, 2022 and recorded on October 13, 2022.

This is property more commonly known as 4433 Gina Brooke Drive, Nashville, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 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 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.

Witness my/our hand this 18th day of February, 2026.

In God Charles Living Trust dated September 14, 2022, and any amendments thereto

By: _____
Charles S. Brown, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Charles S. Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Trustee of the In God Charles Living Trust dated September 14, 2022, and any amendments thereto, the within named bargainor, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself as Trustee.

Witness my hand, at office, this 18th day of February, 2026.

_____
Notary Signature
My commission expires: 3-3-2026

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I Addie Dilworth, 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 **February 18, 2026**.

Date

Affiant Signature

02/19/2026
Date

State of TENNESSEE
County of Rutherford

Sworn to and subscribed before me this **19th** day of **February**, 20**26**.

Notary's Signature

My Commission Expires: 5·24·28
Date

MEGAN MILLSAP
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Notary's Seal (if on paper)