THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 251252949**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,220,000.00. Affiant Subscribed and sworn to before me, this 20th day of February, 2026. Notary Public My Commission Expires:

SEZEN YILMAZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson
Batch # 1384821
02/24/2026 10:33:52 AM
Fees: $13.00 Taxes: $4,514.00

Davidson County
DEEDWARR
2 pgs

20260224-0014466

WARRANTY DEED

Address New Owner: Lee C. Brackman and Allison K. Brackman 2000 Otter Creek Road Nashville TN 37215	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 144-12-0-004.00

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, **Jonathan M. Irish and Rebecca A. Ihrie, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Lee C. Brackman and Allison K. Brackman, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled OTTER CREEK ESTATES SECTION I, of record in Plat Book 2331, page 157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JONATHAN M. IRISH AND REBECCA A. IHRIE, HUSBAND AND WIFE, by deed from BROOKFIELD RELOCATION, INC., A COLORADO CORPORATION, of record in Instrument No. 20140903-0080271, dated August 21, 2014, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as 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.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 144-12-0-004.00.

Matters shown on the Plan of record in Plat Book 2331, page 157, said Register's Office.

This is improved property located at 2000 Otter Creek Road Nashville TN 37215

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 20th day of February, 2026.

Jonathan M. Irish

Rebecca A. Ihrie

STATE OF CO)

COUNTY OF Denver)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jonathan M. Irish and Rebecca A. Ihrie, 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 ~~20th~~ 18th day of February, 2026.

Notary Public

My Commission Expires: 6/24/28

NADIM KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204022074
MY COMMISSION EXPIRES JUNE 24, 2028