ADDRESS NEW OWNER AS:
Annika Lynn Jank
2521 Pennington Bend Rd.
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED
BY: Gary L. Dilliha
Attorney at Law
516 S Main Street
Springfield, Tennessee 37172

Karen Johnson Davidson County
Batch# 1385044 DEEDWARR
02/24/2026 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,505.90
20260224-0014728

Map/Parcel 052-14-0A-010.00

THIS DEED OF CONVEYANCE, executed and delivered by **Rebecca Ellen Brown**, unmarried, hereinafter called the Grantor, to **Annika Lynn Jank**, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of **$407,000.00**, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs or assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Unit No. 10 of Pennington Villas Townhomes, a horizontal property regime established by Master Deed of record in Instrument No. 2040811-0097169, and Plat of record in Instrument No. 20040812-0097513, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: (1) All matters appearing on plat of record in Instrument No. 2040812-0097543, Register's Office for Davidson County, Tennessee; (2) Covenants, conditions, restrictions, reservation, easement liens for assessments options power of attorney and limitations on title created by the Tennessee Horizontal Property Act, TCA and as set forth in Master Deed recorded in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for Davidson County, Tennessee, the premises herein is a condominium apartment established pursuant to the provisions to the Tennessee Code Annotated and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a horizontal property regime of Pennington Villa Townhomes recorded in Instrument No. 20040811-0097169, as amended in Instrument No. 20070928-0115984, Register's Office for said county; (3) Charter of Pennington Villa Townhomes Association of record in Instrument No.20040812-0087543; (4) Easement for Stormwater Detention, of record in Instrument No. 20030929-0143278, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Rebecca Ellen Brown by Executrix's Deed from Rebecca Ellen Brown, Executrix for the estate of Carlene Mary Howell Brown, recorded October 4, 2021 in Instrument No. 20211004-0133208, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs or assigns.

The Grantor further covenants with the Grantee, heirs or assigns, that she has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that she will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set signature on the date indicated in the notary acknowledgement below.

REBECCA ELLEN BROWN

STATE OF CO
COUNTY OF Arapahoe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rebecca Ellen Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that she executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 23rd day of February, 2026.

Michele L Beecher
NOTARY PUBLIC

My Commission Expires: 12-20-2027

Michele L Beecher
NOTARY PUBLIC
State of Colorado
Notary ID # 20194047372
My Commission Expires 12-20-2027

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STATE OF CO
COUNTY OF Arapahoe

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$407,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 23rd day of February, 2026.

Michele L Beecher
NOTARY PUBLIC/Register

My Commission Expires: 12-20-2027

Michele L Beecher
NOTARY PUBLIC
State of Colorado
Notary ID # 20194047372
My Commission Expires 12-20-2027

Certificate of Authenticity

I, Gary L. Dilliha, 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 this 23rd day of February, 2026.

Affiant Signature

2-23-26
Date

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Sworn to and subscribed before me this 23rd day of February, 2026.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

TAMMY RUSH
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 07/20/2027