Karen Johnson Davidson County
Batch# 1387191 DEEDWARR
03/02/2026 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.96
20260302-0016315

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,990.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th **DAY OF FEBRUARY, 2026.**

Notary Public

MY COMMISSION EXPIRES: 10-4-2027

(AFFIX SEAL)

JENNIFER CHANDLER-COLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH26-10720

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jessica Malenga 104 Pepper Ridge Circle Antioch, TN 37013	FirstBank 722 Columbia Ave Franklin, TN 37064	149 05 0A 104.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Brown, an unmarried man and Candice Brown, an unmarried woman**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jessica E. Malenga, a single woman,** hereinafter called the Grantees, their successors 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 Unit No. 104, on the Plan of Pepper Ridge Condominiums, Phase 1, a Horizontal Property Regime, located on Una Antioch Pike, Davidson County, Tennessee, as shown on the plan of Pepper Ridge Condominiums, Phase 1, of record in Book 6900, Page 526, as established by Master Deed and Declaration of Covenants, Conditions and Restrictions of record in Book 7466, Page 248; as amended in Book 8672, Page 17; as re-recorded in Book 8856, Page 867; and further amended in Instrument No. 20140307-0019460, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Jeffrey Brown and Candice Brown, husband and wife, by Warranty Deed from Kasha Lynette Robinson, an unmarried woman, of record in Instrument No. 20160308-0022133, in the Register's Office of Davidson County, Tennessee, dated March 03, 2016 and recorded on March 08, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 104 Pepper Ridge Circle, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of February, 2026

Jeffrey Brown

Jeffrey Brown

Candice Brown

Candice Brown

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jeffrey Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at ~~Mt. Juliet,~~ Tennessee, this 25th day of February, 2026.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Candice Brown, 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 within instrument for the purposes therein contained.

Witness my hand ~~and~~ seal at Mt. Juliet, Tennessee, this 25th day of February, 2026.

Notary Public

My Commission Expires: _____

CHRISTI M. JOHNSTON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/31/2026
WILSON COUNTY

Certificate of Authenticity

I, **Jennifer Chandler -Cole**, do hereby make an 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 2-25-2026.

Name: **Jennifer Chandler -Cole**
Title: **Authorized Agent**

Date 2/27/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 2/27/26

Notary Public: **Tuwana J. Bryant**

