Karen Johnson Davidson County
Batch# 1387505 DEEDWARR
03/03/2026 09:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,370.85
20260303-0016476

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $370,500.00. Affiant Subscribed and sworn to before me, this 27th day of February, 2026. Notary Public My commission expires: 1/22/30

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Briar Brickhouse and Skylar Brickhouse	**First Community Mortgage**	**150-08-0-050.00**
3613 Arcadia Circle	**262 Roert Rose Dr,**	
Antioch, TN 37013	**Murfreesboro, TN 37219**	

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 ACKNOWLEDGED, WE,

Sara Reed, an unmarried woman

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

Briar Brickhouse and Skylar Brickhouse, husband and wife

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. 514 on the Plan of Towne Village of the Country, Section Five of record in Plat Book 6250, Pages 783 and 784, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being all of the property conveyed to Sara Leftrick, by Quitclaim deed from Dennis M. Leftrick, of record in instrument No. 20240312-0017196, dated February 13, 2024, Register's Office for Davidson County, Tennessee. Also see Final Decree of Divorce, Case No. 23D1430 and Warranty Deed in Instrument No. 20030513-0064217, re-recorded in Instrument No. 20030729-0106855, Register's Office for Davidson County, Tennessee

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 6250, Pages 783 and 784, Register's Office for Davidson, Tennessee.
c. Water Main Easement of record in Book 7477, Page 782 (sec 5), in the Register's Office for Davidson County, Tennessee.
d. Water Main Easement of record in Book 5866, Page 45, in the Register's Office for Davidson County, Tennessee.
e. Sanitary Sewer Easement of record in Book 7477, Page 753 (sec 5), in the Register's Office for Davidson County, Tennessee.
f. Sanitary Sewer Easement of record in Book 5644, Page 667, in the Register's Office for Davidson County, Tennessee.
g. Restrictive covenants contained in an instrument of record in Book 6767, Page 456, Register's Office for Davidson County, Tennessee.
h. All other easements and restrictions of record.

M&H File #: **26-77**

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 3613 Arcadia 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 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(s) this 27th day of February, 2026.

x Sara Reed
Sara Reed

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Sara Reed, with whom I am personally acquainted (or who proved to me her identity 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, at office, this 27th day of February, 2026.

A. Scott Hubbard
Notary Signature
My commission expires: 10-21-28

A. SCOTT HUBBARD
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

M&H File #: **26-77**

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 2/27/2026 (date of document).

Affiant Signature

2/27/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 27 day of FEBRUARY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL