(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF MARCH, 2026.

Notary Public

MY COMMISSION EXPIRES: 5-3-27

(AFFIX SEAL)

ASHLEY NOFFSINGER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-C-26-107

Karen Johnson Davidson County
Batch# 1389411 DEEDWARR
03/06/2026 01:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20260306-0018228

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nicholas Brake and Ashton Jones		
(NAME)	(NAME)	**091-16-0A-107.00-CO**
107 Sylvan Glen Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANY PIERCE GOODMAN, A MARRIED WOMAN AND KEVIN RONALD PIERCE, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **NICHOLAS BRAKE AND ASHTON JONES, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 107, Sylvan Glen Condominiums, created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by the Master Deed establishing Sylvan Glen Condominiums of record in Book 7249, page 494, as amended in Book 7346, page 974, Register's Office for Davidson County, Tennessee, Reference is hereby made to the Plat of Sylvan Glen Condominiums as set forth in Exhibits C and D of said Master Deed for a more complete description of said Unit.

Being the same property conveyed to Brittany L. Pierce and Kevin Ronald Pierce, joint tenants with rights of survivorship by Warranty Deed from Alison Motsinger, unmarried of record in Instrument No. 20061101-0135586 Register's Office for Davidson County, Tennessee, dated October 19, 2006 and recorded on November 1, 2006.

Brittany L. Pierce having since married and is now known as Brittany Pierce Goodman.

Subject property having never been the primary or marital residence for Kevin Ronald Pierce.

This conveyance is subject to:
- Master Deed establishing a Horizontal Property Regime of Sylvan Glen Condominiums of record in Book 7249, Page 494 and amended in Book 7346, Page 974, Register's Office for Davidson County, Tennessee.
- Charter for Sylvan Glen Homeowner's Association, Inc. of record in Book 7249, Page 490, in the Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 7249, Page 525, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 682, Page 42, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **107 Sylvan Glen Court, Nashville, Tennessee 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 3 DAY OF MARCH, 2026.

Brittany Pierce Goodman

Kevin Ronald Pierce by Brittany L. Goodman, as attorney-in-fact
Attorney-In-Fact

Power of Attorney filed of record in Instrument Number 202603060018227, Register's Office for Davidson County, Tennessee.

Benjamin Goodman

Benjamin Goodman, spouse of Brittany Pierce Goodman, hereby joins in this conveyance and does transfer and convey any and all marital interest Benjamin Goodman may have in and to the above-described tract or parcel of land.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY PIERCE GOODMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITTANY L. GOODMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of KEVIN RONALD PIERCE, and who acknowledged he/she/they executed the same as the free act and deed of the said .

Witness my hand and official seal, this the 2nd of March, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/05/2030 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN GOODMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27 of February, 2026.

Notary Public
My Commission Expires: _____
(SEAL)

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 March 6th, 2026.

Affiant
Date: 3/6/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 6th day of March, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK