Karen Johnson Davidson County
Batch# 1392584 DEEDWARR
03/13/2026 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $2,368.00
20260313-0020109

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $640,000.00.

Affiant

Subscribed and sworn to before me, this March 11, 2026.

Notary Public

My commission expires: 05-16-29

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
PRE-LTC, LLC
174 Saundersville Road
Suite 102
Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Alex Thomas Smith and Alexis Marie Davis	NEW OWNER	180-04-0B-035.00-CO
3104 Brookview Forest Drive		
Nashville, TN 37211		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named , and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Jack Tipton and Deborah Tipton, husband and wife

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Alex Thomas Smith and Alexis Marie Davis, a husband and wife

(hereinafter called the "Grantees"), heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 35 on the Plan of Brookview Forest, Phase 1, as of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Jack Tipton and Deborah Tipton by Warranty Deed from Jonathan M. Anderson of record in Instrument No. 20110824-0065419 Register's Office for Davidson County, Tennessee, dated August 19, 2011 and recorded on August 24, 2011.

This is [x] improved [ ] unimproved property known as 3104 Brookview Forest Place, Nashville, TN 37211

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever.

COVENANTS with the said that is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the . **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

FURTHER COVENANTS and binds , heirs and representatives, to warrant and forever defend the title to the said land to the said , 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.

IN WITNESS WHEREOF the has hereunto executed this instrument on this the 10 day of March, 2026.

Jack Tipton

Deborah Tipton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jack Tipton and Deborah Tipton, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 10 day of March, 2026.

Notary Public
My Commission Expires: 3.23.27

Gregory D. Vadner State of Tennessee Notary Public Sumner County

PRE-LTC, LLC File No. 26-13011-7626

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Tierra Staggs, 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 March 10th, 2026.

Custodian's Signature

03/13/2026
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 13th day of March, 2026.

Notary Public

MY COMMISSION EXPIRES: 05.16.29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY