WARRANTY DEED

Karen Johnson Davidson County
Batch# 1392641 DEEDWARR
03/13/2026 12:43:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20260313-0020178

File #26-TC-3125-C

(SEAL)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $590,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES: 3-21-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Daniel Joseph Spohn and Diana Marie Spohn	United Wholesale Mortgage, LLC	
(NAME)	(NAME)	**180 04 0B 145.00**
3125 Brookview Forest Drive	700 South Blvd. East	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Pontiac, MI 48341	
(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,

JACOB WHITESIDES, AN UNMARRIED MAN,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

DANIEL JOSEPH SPOHN, AND DIANA MARIE SPOHN, 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 Lot No. 56 on the Plan of Final Plat of BROOKVIEW FOREST, PHASE V of record in Plat at Instrument No. 20090309-0021109, 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 the same property conveyed to Jacob Whitesides, unmarried, by Warranty Deed from James Andrew Peterson, married, of record in Instrument No. 20170126-0008508, in the Register's Office of Davidson County, Tennessee, dated January 23, 2017, and recorded on January 26, 2017.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE V, as recorded in Instrument No. 20090309-0021109.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF MARSHALL T. POLK'S FARM, as recorded in Book 421, Page 146.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0125803 as amended in Instrument No. 20050505-0050962.
* Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4276, Page 715 as re-recorded in Book 4404, Page 947; Book 4428, Page 138 and Book 4479, Page 448.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001198.
* Charter for Brookview Forest Homeowners Association recorded as Instrument No. 20030918-0138293.
* Common Open Space Deed recorded as Instrument No. 20111117-0090032.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **3125 Brookview Forest Drive, Nashville, TN 37211**.

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 11th day of March, 2026.

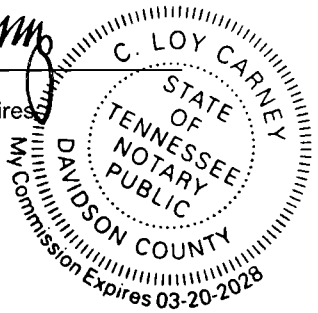
Jacob Whitesides

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2026, before me personally appeared Jacob Whitesides, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 11th day of March, 2026.

Notary Signature
My commission expires:



I, Kirsten Virden, 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 03/11/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 03/11/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11 day of March, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM