Karen Johnson Davidson County
Batch# 1393918 DEEDWARR
03/17/2026 11:47:30 AM 3 pgs
Fees: $18.00 Taxes: $1,156.25
20260317-0021220

Prepared By & Return To:
Tennessee Title Services, LLC
547 North Mt. Juliet Road
Ste. 100
Mt. Juliet, TN 37122
SG-26-689

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson
TJ

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $312,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17 day of March, 2026

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brooke Knudson and Andrew Perlowich 1433 Riverbrook Drive Hermitage, TN 37076	NEW OWNER	097-02-0A-275.00-CO

WARRANTY DEED

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, I/WE,

James D. Folsom and Stephanie L. Folsom, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brooke Knudson, a single woman, and Andrew Perlowich, a single man, as joint tenants with right of survivorship

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. 275 on the Plan of Villages of Riverwood, Section One, Phase 3A, Revision One, of record in Instrument No. 20110630-0050230 Register's Office for said County, to which plan and certificate reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James D. Folsom and Stephanie L. Folsom, husband and wife by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation of record in Instrument No. 20111026-0083374 Register's Office for Davidson County, Tennessee, dated October 21, 2011 and recorded on October 26, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1433 Riverbrook Drive, Hermitage, TN 37076

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 and assigns forever; and we so covenant with 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.

Dated this the 16th day of March, 2026.

James D. Folsom

James D. Folsom

Stephanie L. Folsom

Stephanie L. Folsom

LMW Jr

STATE OF ~~TENNESSEE~~ Virginia
COUNTY OF ~~WILSON~~ Prince William

LMW Jr

On this 16th day of March, 2026, before me personally appeared James D. Folsom and Stephanie L. Folsom, 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 16th day of March, 2026.

Lucious Morris White Jr

Notary Signature
My commission expires: 09/30/2028

COMMONWEALTH OF VIRGINIA · ELECTRONIC NOTARY PUBLIC · N

Lucious Morris White Jr.

REGISTRATION NUMBER
7895446
COMMISSION EXPIRES
September 30, 2028

Notarized remotely online using communication technology via Proof.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 16, 2026

Affiant Signature

3/16/2026
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 16 day of March, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY