Karen Johnson Davidson County
Batch# 1394068 DEEDWARR
03/18/2026 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $3,141.30
20260318-0021411

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Rutherford

The actual consideration or value, whichever is greater, for this transfer is $849,000.00

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2026

Notary Public

My Commission Expires: 8/21/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GreenVue Title & Escrow, LLC
30 Burton Hills Boulevard, Suite 380
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills to:	Map-Parcel No.(s):
Tara Schaffer and Billy Schaffer	NEW OWNER	171-04-0A-040-00
5416 Brownstone Drive		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, we,

Brian Thompson and Karen Thompson, husband and wife

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

Tara Schaffer and Billy Schaffer, wife and husband

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. 85 on the Plan of Brownstone Subdivision, Section One, a Planned Unit Development, of record in Book 9700, Pages 496 and 497, 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 Brian Thompson and Karen Thompson, husband and wife, by Warranty Deed from Maggie Williams, unmarried, dated 1/21/2025 and recorded 1/23/2025 in Instrument No. 20250123-0005132, Register's Office for Davidson County, Tennessee.BEING the same property previously conveyed to Maggie Williams, unmarried, by Warranty Deed from Peggy O. Sells, a single woman, dated 5/31/2013 and recorded 6/3/2013 in Instrument No. 20130603-0055469, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This conveyance is subject to: Declaration of Covenants, Conditions and Restrictions and By-Laws of record in Book 10658, Page 952; amended in Instrument Number 20010118-0005696; Charter of record in Book 10659, Page 15; Rules and Regulations of record in Instrument Number 20221220-0131585; Conveyance of Open Space of record in Instrument Number 20010719-0076872; Storm Water Detention Agreement of record in Book 10951, Page 689; all matters as shown on Boundary Plat of record in Book 9700, Page 455; and all existing easements and all other matters shown on plat of record in Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee.

This is improved property known as 5416 Brownstone Drive, Brentwood, TN 37027

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 Grantor does covenant with said Grantees that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/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 16th day of March, 2026

Brian Thompson

Karen Thompson

STATE OF MS

COUNTY OF Madison

On this 16th day of March, 2026, before me personally appeared Brian Thompson and Karen Thompson, 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.

Annie B Knight

Notary Signature

My commission expires: Jan. 8, 2028



Tennessee Certification of Electronic Document

I, Emma Howard, 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 3/16/2026 (date of document).

Affiant Signature

3/16/2026
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of March, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL