Karen Johnson Davidson County
Batch# 1395180 DEEDWARR
03/19/2026 02:23:30 PM 3 pgs
Fees: $18.00 Taxes: $5,920.00
20260319-0022063

Warranty Deed

MIKE BOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,600,000.00. Affiant Subscribed and sworn to before me, this the 19th day of March, 2026. Notary Public My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jeanine Louise Brown	Jeanine Louise Brown	071-16-0-180.00
1212 North 5th Street	1212 North 5th Street	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STEPHEN CODY BELEW, AN UNMARRIED MAN, AND STEPHEN BRETT SAVAGE, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JEANINE LOUISE BROWN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in the County of Davidson, Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot Nos. 44 and 45 on the Plan of Oakwood Park, of Book 421, Page 12, Register's Office for said county, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Lee Andrew Davis, an unmarried man, and Stephen Cody Belew, an unmarried man, as tenants in common with right(s) to survivorship by Warranty Deed from BMG Properties & Holdings, LLC of record in Instrument No. 20111215-0097511 Register's Office for Davidson County, Tennessee, dated December 12, 2011 and recorded on December 15, 2011.

Being the same property conveyed to Stephen Cody Belew, an unmarried man, Stephen M Belew and Lisa M Belew, husband and wife, as tenants in common with rights of survivorship by Quitclaim Deed from Lee Andrew Davis, an unmarried man, and Stephen Cody Belew, an unmarried man, as tenants in common with rights of survivorship of record in Instrument No. 20171129-0121962 Register's Office for Davidson County, Tennessee, dated October 13, 2017 and recorded on November 29, 2017.

Being the same property conveyed to Stephen Cody Belew, an unmarried man and Stephen Brett Savage, an unmarried man, as joint tenants with right of survivorship by Quitclaim Deed from Stephen Cody Belew, an unmarried man, Stephen M. Belew and Lisa M. Belew, husband and wife of record in Instrument No. 20230522-0038488 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 22, 2023.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1212 North 5th Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 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 GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2026.

Stephen Cody Belew

Stephen Brett Savage

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stephen Cody Belew and Stephen Brett Savage, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2026.

Notary Public

My Commission Expires: 1-24-29

COURTNEY MOORE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF MAURY

I, Christy Tesch, 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 19th day of March, 2026.

Date: 19th day of March, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of March, 2026.

Notary Public
My commission expires: 5/8/29

STEPHANIE MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON