RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-37425-26

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1397445 DEEDWARR
03/25/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,867.50
20260325-0023775

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $775,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 day of March, 2026

NOTARY PUBLIC

My commission expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 2, 2029

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37067

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Brandon Newell 1212 Laurel Street, #813 Nashville, TN 37203	First Palmetto Bank 2530 Devine Street Columbia, SC 39205	093-09-0C-070-00 CO

FOR AND IN CONSIDERATION of the sum of SEVEN HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars ($775,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **GEOFFREY WARBURTON, MARRIED,** hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **BRANDON L. NEWELL, UNMARRIED**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit 813 of Twelve Twelve, a Condominium, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing Twelve Twelve of record in Instrument #20140718-0063781, as amended in Instrument #20160614-0060193, Register's Office for said County, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said unit being depicted on Exihibit B to said Declaration; together with the percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Geoffrey Warburton, an unmarried man, from Matthew Craig Stover, an unmarried man, by Warranty Deed dated January 18, 2022 and recorded January 31, 2022 in Instrument #20220131-0010726, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1212 Laurel Street, #813, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

This having never been the personal residence of the grantor at any time, Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 260-2-307 or other similar statute therein.

WITNESS OUR HANDS, this 25 day of March, 2026

GRANTOR(S)

Geoffrey Warburton

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, Geoffrey Warburton with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 25 day of March, 2026.

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMM. EXPIRES JUNE 23, 2026

Notary Public

Jennifer L Pennell
Printed Notary Name

My commission expires: _____

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/25/26 (date of document).

Affiant Signature

3/25/26
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25 day of March, 2026.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

