WARRANTY DEED

Karen Johnson Davidson County
Batch# 1399696 DEEDWARR
03/31/2026 08:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,304.25
20260331-0025283

File #26-TL-5905-C

(SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $352,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF March, 2026.

Notary Public
MY COMMISSION EXPIRES:

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)
Caroline Eva Gordon	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME)	(NAME)	**171 02 0A 052.00**
2590 Deptford Drive	**408 Highway 76**	
(ADDRESS)	(ADDRESS)	
Beachwood, OH 44122	**White House, TN 37188**	
(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,

JANDY LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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

CAROLINE EVA GORDON, AN UNMARRIED WOMAN,

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 Unit 52, CONDOMINIUM SITE PLAN, PHASE 2, BRENTWOOD VILLA, as shown on plat of record in Plat Book 6900, Page 185, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Jandy LLC, by Quitclaim Deed from Jason Adams and Mandy Adams, husband and wife, of record in Instrument No. 20220222-0019657, in the Register's Office of Davidson County, Tennessee, dated February 11, 2022, and recorded on February 22, 2022.

Being the same property conveyed to Jason Adams and Mandy Adams, husband and wife, by Warranty Deed from Ann Boyd Cowherd, unmarried, of record in Instrument No. 20200227-0021695, in the Register's Office of Davidson County, Tennessee, dated February 26, 2020, and recorded on February 27, 2020.

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 CONDOMINIUM SITE PLAN, PHASE 2, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 185.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRENTWOOD VILLA, as recorded in Plat Book 6900, Page 4.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing CONDOMINIUM SITE PLAN, PHASE 2, BRENTWOOD VILLA of record in Book 6923, Page 943, as amended in Book 7035, Page 115; Book 7101, Page 730 (re-recorded in Book 7143, Page 18); Book 7266, Page 84 and Book 7423, Page 574; Amendment to By-Laws in Book 7423, Page 567 and Book 8074, Page 564; Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551, and Appointment of Successor Trustee recorded in Instrument No. 20180713-0067776; also subject to easements, rights and interests 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 building thereon.
* Easement for Water and Sewerage Services, recorded in Book 8127, Page 666, Book 8127, Page 782 and Book 8128, Page 17.
* Easement for Water Mains and Appurtenances, recorded in Book 9349, Page 601.
* Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 9349, Page 604.

* Easement for Force Main, recorded in Instrument No. 20030707-0093162.
* Easement for Broadband Communications Services, recorded in Instrument No. 20120124-0006661.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.
* Charter for Brentwood Villa Condominium Association, Inc., recorded in Book 6936, Page 895, as amended in Book 7998, Page 249 and Book 8267, Page 270.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5905 Stone Brook 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 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 27th day of March, 2026.

Jandy LLC, a Tennessee Limited Liability Company

By: Mandy Lowery Adams
Mandy Lowery Adams, Member

STATE OF TN
COUNTY OF Davidson

Before me, John W. Bishop of the state and county mentioned, personally appeared Mandy Lowery Adams, Member of Jandy LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Member of Jandy LLC, the within named bargainor, a Tennesee limited liability company, and that such person, as such Member, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member.

Witness my hand and seal, at office in Nashville, TN, this 27th day of March, 2026.

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Notary Signature

Printed Name:

My commission expires:

True Copy Certification

I, **Tammy Carney,** 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 this the 27 day of March, 2026.

Affiant Signature
Date 3.27.26

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27 day of March, 2026.

Notary's Signature
MY COMMISSION EXPIRES: _____

