Karen Johnson Davidson County
Batch # 1402262 DEEDWARR
04/06/2026 03:06:53 PM 2 pgs
Fees: $13.00 Taxes: $1,646.50
20260406-0027506

WARRANTY DEED

Mastellone-P26-0054

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2ND DAY OF APRIL, 2026.

(Affix Seal) Notary Public

My Commission Expires:

PAUL HINMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2028

THIS INSTRUMENT WAS PREPARED BY ~~and PLEASE RETURN TO~~:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615)264-8727

Address of New Owner(s):	Send Tax Bills To:	Tax ID No(s).:
Brennan Mastellone and Lila Burch	Movement Mortgage LLC	051.12-0-044.00
1323 Coreland Drive	8024 Calvin Hall Road	
Madison, TN 37115	Indian Land, SC 29707	

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, I/we, **David Matthew Ferree, an unmarried person and Jonathan Trey Palmer, an unmarried person**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Brennan Mastellone and Lila Burch, husband and wife**, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the Davidson County, Tennessee, being Part of Lot No. 3 on the Plan of the Lands of N. O. Love, deceased, as of record in Minute Book 7, Page 176, County Court for said County, described according to a survey made by H.Gee, Surveyor, May 17, 1958, as follows:

Beginning on the Northerly margin of Coreland Drive at a point 361 feet East of the Southeast corner of the property conveyed to Melvin Lester Arnold and wife, by Deed from W. A. Core, et ux, of record in Book 2859, Page 447, Register's Office for said County; thence with the Northerly margin of said Drive, South 74 degrees 32 minutes East 90.52 feet to the beginning of a curve; thence around said curve with a radius of 30 feet, Northeastwardly 46.8 feet to the Westerly margin of Argle Avenue; thence with said Avenue, Northwardly 136.33 feet to the Southerly line of the Plan of Morningside Heights, Section 1, as of record in Book 1130,Page 76, said Register's Office; thence with said line, North 74 degrees 32 minutes West 122 feet to a point
361 feet East of the Northeast corner of said Arnold property; thence Southwardly 160 feet, more or less, to the beginning.

Being the same property conveyed to David Matthew Ferree, unmarried and Jonathan Trey Palmer, unmarried by Warranty Deed from Nashville Metro Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20251001-0077919 Register's Office for Davidson County, Tennessee, dated September 30, 2025 and recorded on October 01, 2025.

unimproved ☐
This is improved ☑ Property known as: **1323 Coreland Drive, Madison, TN 37115**

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, the GRANTORS, do 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 that 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-2-26-1323

Witness my/our hand(s) this 2nd day of April, 2026:

David Matthew Ferree

Jonathan Trey Palmer

STATE OF TN

County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, David Matthew Ferree and Jonathan Trey Palmer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.
Witness my hand, at office, this 2nd day of April, 2026.

Notary Public

My Commission Expires: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER