2026-1967-TN

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1402584 DEEDWARR
04/07/2026 11:50:30 AM 2 pgs
Fees: $13.00 Taxes: $1,609.13
20260407-0027867

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$434,900.00.**

Affiant

Subscribed and sworn to before me this 2nd day of April, 2026

Notary Public
My Commission expires: 8/3/26
(Affix Seal)

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Jonathon Brandt	Cornerstone First Mortgage LLC	058-09-0A-228-00
2721 Cato Ridge Drive	2655 Camino Del Rio North, #100	
Nashville, TN 37218	San Diego, CA 92108	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Victoria C. Kimsey, and Reagan Martin Kimsey, both unmarried**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Jonathon Brandt, an unmarried man, and Abigail Olivia Bruce, an unmarried woman, as joint tenants with the right of survivorship**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 215, on the plan of Jordan Ridge at Eaton's Creek, Phase 7, Section 2, "A Cluster Lot Planned Unit Development" formerly Creekside Trails (erroneously omitted in prior deed), as shown by plat of record in Instrument No. 20080205-0012163, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Victoria C. Kimsey and Reagan Martin Kimsey, both unmarried, by Warranty Deed from Isaac W. Jones, Sr. and Terika C. Jones, husband and wife, dated May 28, 2021 and recorded June 2, 2021 at Instrument Number 20210602-0073492 in the Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

1. **All taxes and special assessments, including water, sanitary and other utility bills, for the year 2026 and subsequent years, which are not yet due and payable.**
2. **All matters of record on plat of record as Instrument #20080205-0012163, in the Register's Office of Davidson County, Tennessee.**
3. **Subject to the Covenant, Condition, or Restriction, recorded as Instrument #20061120-0143524, 20070905-0106402, 20110216-0013313 in the official records of the Davidson County Register of Deeds.**

This is improved property known as: **2721 Cato Ridge Drive, Nashville, TN 37218.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they are lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this _____ day of April, 2026.

Victoria C. Kimsey

Reagan Martin Kimsey

STATE OF North Carolina
COUNTY OF Macon

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Victoria C. Kimsey and Reagan Martin Kimsey,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 1st day of April, 2026.

Notary Public Amy L. VanHook
My commission expires 01/18/31

AMY L VANHOOK
NOTARY PUBLIC
Macon County
North Carolina
My Commission Expires January 18, 2031

I, **Andy Maloney, 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 **4/1/2026** (date of document).

Affiant Signature
Date **4/1/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 1 day of April, 2026.

Notary's Signature
MY COMMISSION EXPIRES: 3/2/2030

LINDA M. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY