RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE STE. 540
NASHVILLE, TN 37203

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260353634

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
Commission Expires January 9, 2027
Commission Number 1230168

Karen Johnson
Batch # 1403256
04/08/2026 09:50:12 AM
Fees: $13.00 Taxes: $1,517.00

Davidson County
DEEDWARR
2 pgs

20260408-0028244

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $410,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of April, 2026.

Notary Public
My Commission Expires: 1/9/2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Louis McRedmond and Martha McRedmond 5204 Catspaw Drive Nashville TN 37013	New Owner	Tax Parcel ID No. 183 05 0A 139.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Amanda Ann Brimhall, a single person** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Louis McRedmond and Martha McRedmond, husband and wife, and Brigit McRedmond, an unmarried woman** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 76, on the Plan of REVISION ONE, PHASE TWO, SECTION FIVE, OCTOBER WOODS, of record in Plat Book 9700, Page 439, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amanda Ann Brimhall, a single person, by Warranty Deed from Brandon Caples and Jackie Caples, wife and husband, of record in Instrument No. 20200113-0004497, in the Register's Office of Davidson County, Tennessee, dated January 03, 2020 and recorded on January 13, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of REVISION ONE, PHASE TWO, SECTION FIVE, OCTOBER WOODS, as recorded in Plat Book 9700, Page(s) 439 and Plat Book 9700, Page 357.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. BOUNDARY, OCTOBER WOODS, as recorded in Plat Book 7900, Page 909.

Declaration of Covenants, Conditions and Restrictions recorded in Book 10548, Page 503.

Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 5047, Page 656 and Book 5047, Page 661.

Charter for October Woods Homeowners' Association, Inc., recorded as Book 9840, Page 259.

Bylaws for October Woods Homeowners' Association, Inc., recorded as Book 9840, Page 267.

Common Open Space Deed recorded Instrument No. 20000425-0041127.

This is improved property located at 5204 Catspaw Drive Nashville TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 7th day of April, 2026.

Amanda Ann Brimhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Amanda Ann Brimhall, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of April, 2026.

Notary Public
My Commission Expires: 1/9/2027

Commonwealth of Pennsylvania - Notary Seal
Kenneth Wayne Jeffrey-Rodgers, Notary Public
Bucks County
My Commission Expires January 9, 2027
Commission Number 1230168