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

CRT File No. 260353806

Karen Johnson
Batch # 1403339
04/08/2026 12:02:10 PM
Fees: $13.00 Taxes: $1,498.50

Davidson County
DEEDWARR
2 pgs

20260408-0028347

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $405,000.00.

Affiant

Subscribed and sworn to before me, this 6th day of April, 2026.

Notary Public
My Commission Expires: February 21, 2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Seth Brys 5204 Cardiff Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 161-10-0A-146.00 CO

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, **Edward Grau and Ellen Grau, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Seth Brys, an unmarried man**, ("Grantee"), his 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(s) 122, as shown on the map entitled Villages of Brentwood Phase Two, of record in Plat Book 6250, page 169 and amended in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to EDWARD GRAU AND ELLEN GRAU, HUSBAND AND WIFE, by deed from REBECCA E. GATES, of record in Instrument No. 20191024-0109246, dated October 23, 2019, said Register's Office.

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.

General or special taxes and assessments required to be paid in the year 2026 and subsequent years for Map-Par. 161-10-0A-146.00 CO.

Matters shown on the Plan of record in Plat Book 6250, page 169, amended in Book 8484, page 140, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6143, page 11 amended in Book 6398, page 495, said Register's Office.

This is improved property located at 5204 Cardiff Drive Nashville TN 37211

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 6th day of April, 2026.

Edward Grau

Ellen Grau

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Grau and Ellen Grau, 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, at office, this 6th day of April, 2026.

Notary Public

My Commission Expires: _____

