WARRANTY DEED

KARA L. WALL NOTARY PUBLIC TENNESSEE COUNTY OF DAVIDSON My Comm Exp. 03/08/2026

W-SH-26-3014-304

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $424,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2026.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Susan Lynn Heinrich Revocable Living Trust, U/A/D August 25, 2025	**SAME AS NEW OWNER**	
(NAME)	(NAME)	**104-02-0T-304.00-CO**
3014 Hedrick St Apt 304		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **BRANDON BREWER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SUSAN LYNN HEINRICH REVOCABLE LIVING TRUST, U/A/D AUGUST 25, 2025,** 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 No. 304, West End Lofts Condominiums, a horizontal property regime established by Master Deed of record in instrument No. 20000714-0069948, amended by First Amendment to Master Deed and Bylaws of West End Lofts Condominiums of record in Instrument No. 20010524 -0054282, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit " A" to the aforementioned Master Deed.

Being the same property conveyed to Brandon Brewer, an unmarried man by Warranty Deed from Jonathan Shaw, a single man of record in Instrument No. 20180724-0072070 Register's Office for Davidson County, Tennessee, dated July 22, 2018 and recorded on July 24, 2018.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- All matters shown on the Plan of record in Book 11190, page 63, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20000714-0069948 amended in Instrument 20010524-0054282, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument 20041014-0124080, Register's Office for Davidson County, Tennessee.
- Landscape Contract of record in Instrument Number 20000802-0076554, in the Register's Office for Davidson County, Tennessee.
- Memorandum of Parking Space Leases of record in Instrument Number 20081215-0120225, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3014 Hedrick St Apt 304, Nashville, Tennessee 37203**.

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.

Karen Johnson
Batch # 1404452
04/10/2026 01:43:25 PM
Fees: $13.00 Taxes: $1,572.13

Davidson County
DEEDWARR
2 pgs

20260410-0029338

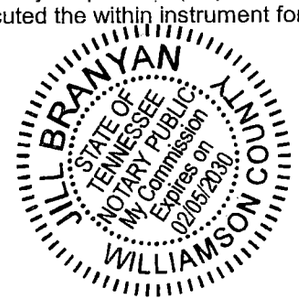
Witness my/our hand(s) this the 9th DAY OF APRIL, 2026.

Brandon Brewer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9th of April, 2026.



Notary Public
My Commission Expires: 02-05-30
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212