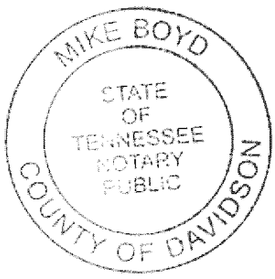
Karen Johnson Davidson County
Batch# 1407514 DEEDWARR
04/16/2026 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20260416-0031424

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $650,000.00. Affiant Subscribed and sworn to before me, this the 16th day of April, 2026. Notary Public My commission expires: 5/9/2026

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hudson Taylor Brown	New Owner(s)	061-15-0-262.00
1412 Norvel Avenue		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GIA N. BROUSSARD, UNMARRIED,**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HUDSON TAYLOR BROWN, UNMARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

That certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 47 on the Map of M. N. Young's Inglewood Annex, a Re-Subdivision of Lots 1-2-3 and 4 of Williams 31 Acre Tract as of the record in Plat Book 547, Page 197, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bryan G. Sprague and wife, Stephanie A. Sprague by Warranty Deed from James C. Corbin and wife, Deborah C. Corbin of record in Instrument No. 20060511-0055597 Register's Office for Davidson County, Tennessee, dated May 09, 2006 and recorded on May 11, 2006.

Being the same property conveyed to Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of the Sprague Family Trust dated October 20, 2017 by Quitclaim Deed from Bryan G. Sprague and wife, Stephanie A. Sprague of record in Instrument No. 20171108-0115176 Register's Office for Davidson County, Tennessee, dated November 8, 2017 and recorded on November 8, 2017.

Being the same property conveyed to Gia N. Broussard, a married woman by Warranty Deed from Bryan Grant Sprague and Stephanie Ann Sprague, Trustees of the Sprague Family Trust dated October 20, 2017 of record in Instrument No. 20250416-0029104 Register's Office for Davidson County, Tennessee, dated April 4, 2025 and recorded on April 16, 2025.

Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 1412 Norvel Avenue, Nashville, TN 37216, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of April, 2026.

Gia N. Broussard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 16th day of April, 2026.

Notary Public

My Commission Expires: 11-8-28

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/08/2028
DAVIDSON COUNTY

I, Cindy M. Blevins, 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 16th day of April, 2026.

Cindy M. Blevins

Date: 16th day of April, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16th day of April, 2026.

CHRISTY TESCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public
My commission expires: 5/8/29