39B

Warranty Deed

Karen Johnson Davidson County
Batch # 1408645 DEEDWARR
04/20/2026 11:57:52 AM 2 pgs
Fees: $13.00 Taxes: $7,252.00
20260420-0032207

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,960,000.00

Affiant

Subscribed and sworn to before me, this the 17th day of April, 2026.

Notary Public

My commission expires: 7/6/26

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Sean Patrick Meehan and Jessica Meehan	Legacy Home Loans dba Steadfast Mtg	131-02-3I-001.00-CO
4209A Kirtland Road	2 Cadillac Dr	
Nashville, TN 37215	Brentwood, TN 37027	

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, **CROSBY DUVAL DEVELOPMENT LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SEAN PATRICK MEEHAN AND JESSICA MEEHAN, HUSBAND AND WIFE**, 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:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit A of Homes at 4209 Kirtland Road, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing Homes at 4209 Kirtland Road, a Horizontal Property Regime,of record in Instrument Number 20240404-0023894, in the Register's Office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration.

Being a portion of the same property conveyed to Robert W. Brown, Jr., and wife, Mayme L. Brown by Warranty Deed from Ellis B. Gregory and Gary A. McNew of record in Book 5631, Page 338, Register's Office for Davidson County, Tennessee, dated July 30, 1980 and recorded on July 31, 1980. Robert W. Brown, Jr. died February 10, 1997, leaving Mayme L. Brown as the surviving tenant by the entirety.

Being a portion of the same property conveyed to Mayme L. Brown, Trustee U/A/D Mar 29, 1999 of the Brown Revòcable Living Trust agreement and any successors in Trust, and any amendments thereto by Quitclaim deed from Mayme L. Brown, individually of record in Book 11444, page 407, Register's Office for Davidson County, Tennessee, dated March 29, 1999 and recorded on April 23, 1999. Mayme Sue Lee Brown died May 22, 2010.

Being a portion of the same property conveyed to Michael L. Brown by Quit Claim Deed from Michael L. Brown and Teresa Susan UBICO, as Successor Co-Trustees of the Mayme Lee Brown Living Trust dated March 29, 1999 of record in Instrument No. 20100805-0061741 Register's Office for Davidson County, Tennessee, dated July 26, 2010 and recorded on August 05, 2010.

Being a portion of the same property conveyed to BFH Enterprises, LLC by Warranty Deed from Michael L. Brown of record in Instrument No. 20240404-0023893 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 04, 2024.

Being a portion of the same property conveyed to Crosby Duval Development, LLC by Warranty Deed from BFH Enterprises, LLC of record in Instrument No. 20240404-0023895 Register's Office for Davidson County, Tennessee, dated March 29, 2024 and recorded on April 04, 2024.

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 4209A Kirtland Road, Nashville, TN 37215, 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 17th day of April, 2026.

Crosby Duval Development LLC, a Tennessee Limited Liability Company

By: _____
Brandon Thomas Rogers, Authorized Member

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 Brandon Thomas Rogers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Authorized Member of Crosby Duval Development LLC, a Tennessee Limited Liability Company, and that he, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 15th day of April, 2026.

_____
Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY