Karen Johnson
Batch # 1408916
04/21/2026 09:52:07 AM
Fees: $43.00 Taxes: $1,147.00
Davidson County
DEEDWARR
8 pgs
20260421-0032584

| WARRANTY DEED | STATE OF TENNESSEE<br>COUNTY OF WILLIAMSON<br><br>THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me on APRIL 17, 2026.<br><br>NOTARY PUBLIC<br>MY COMMISSION EXPIRES: 12/17/2028 |
|---|---|
| File No.: 2026-0158 | |

HILLARY TORRENCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

| NAME/ADDRESS OF NEW OWNER | SEND TAX BILLS TO: | MAP - PARCEL NO.: |
|---|---|---|
| Jeff Brown and Matthew Cannata<br>1120 Dawnwood Drive<br>Old Hickory, TN 37138 | New Owner | 063-16-0B-195.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ERIC K. NELSON ON BEHALF OF THE HEIRS-AT-LAW OF PHYLLIS NELSON, WHICH ARE COZETTA NELSON, ERIC K. NELSON, WAYNE EMANUEL NELSON, ALICE DENISE NELSON AND DELORES DIANE NELSON-MCCLENTON PURSUANT TO THE AGREED ORDER DATED DECEMBER 1, 2025, OF RECORD IN CASE NO. 24-1480-II, IN THE CHANCERY COURT FOR THE STATE OF TENNESSEE, TWENTIETH JUDICIAL DISTRICT, DAVIDSON COUNTY, TENNESSEE.**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **JEFF BROWN, AN UNMARRIED MAN, AND MATTHEW CANNATA, AN UNMARRIED MAN**, collectively, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 277, as shown on the map entitled Hampton Park (formerly known as Chitwood Downs, a Planned Unit Development), of record In Plat Book 6900, pages 550-552, corrected in Book 7462, page 445 and Book 8110, page 401 and amendment to change name of record in Book 8181, page 112, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PHYLLIS NELSON, MARRIED, by deed from NICOLE R. WOODSON, MARRIED, of record in Instrument No. 20040304-0024543 and rerecorded in Instrument No. 20050121-0008051, dated February 27, 2004, said Register's Office.

DERRICK WALDEN further conveyed any interest in might have to PHYLLIS NELSON, of record in Instrument No. 20130212-0014319, dated February 12, 2013, said Register's Office.

PHYLLIS NELSON having since died intestate March 10, 2019 leaving said property to Her only heirs at law ERIC K. NELSON AND COZETTA NELSON.

Eric K. Nelson is signing as Grantor on behalf of the Heirs-at-Law of Phyllis Nelson, which are Cozetta Nelson, Eric K. Nelson, Wayne Emanuel Nelson, Alice Denise Nelson and Delores Diane Nelson-McClenton pursuant to the Agreed Order dated December 1, 2025, of record in Case No. 24-1480-II, in The Chancery Court for the State of Tennessee, Twentieth Judicial District, Davidson

County, Tennessee.

This being investment property only, having never been the personal residence of Grantor at any time, Grantor warrants that neither he, or any of the heirs-at-law, 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 statue therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 1120 Dawnwood Drive, Old Hickory, TN 37138.

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

**WITNESS** our hands on April 16, 2026.

**Grantor:**

Eric K. Nelson

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Eric K. Nelson, 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/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 16th day of April, 2026.

Notary Public

My Commission Expires: 01/22/2030

REGINA C. HOCKETT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Cozetta Nelson by Eric Nelson authorized agent

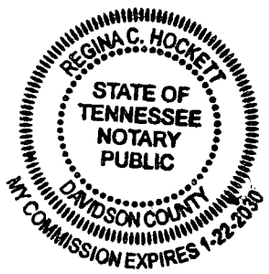
**Cozetta Nelson by Eric Nelson**
**Authorized Agent pursuant to Agreed Order filed December 1, 2025**

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Nelson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Authorized Agent for Cozetta Nelson pursuant to Agreed Order filed December 1, 2025, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Cozetta Nelson, the within named bargainor, by the said Eric Nelson, as such Authorized Agent.

Witness my hand, at office, this 16th day of April, 2026.

Regina C. Hockett
Notary Public
My Commission Expires: 01/22/2030



Wayne Emanuel Nelson by Eric Nelson authorized agent

**Wayne Emanuel Nelson by Eric Nelson**
**Authorized Agent pursuant to Agreed Order filed December 1, 2025**

STATE OF TENNESSEE

COUNTY OF Davidson

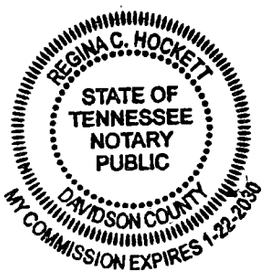
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Nelson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Authorized Agent for Wayne Emanuel Nelson pursuant to Agreed Order filed December 1, 2025, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Wayne Emanuel Nelson, the within named bargainor, by the said Eric Nelson, as such Authorized Agent.

Witness my hand, at office, this 16th day of April, 2026.

Regina C. Hockett

Notary Public

My Commission Expires: 01/22/2030



Alice Denise Nelson by Eric Nelson Authorized Agent

**Alice Denise Nelson by Eric Nelson**
**Authorized Agent pursuant to Agreed Order filed December 1, 2025**

STATE OF TENNESSEE

COUNTY OF Davidson

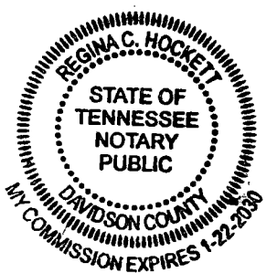
Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Nelson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Authorized Agent for Alice Denise Nelson pursuant to Agreed Order filed December 1, 2025, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alice Denise Nelson, the within named bargainor, by the said Eric Nelson, as such Authorized Agent.

Witness my hand, at office, this 16th day of April, 2026.

Regina C. Hockett

Notary Public

My Commission Expires: 01/22/2030



Delores Diane Nelson McClenton by Eric Nelson Authorized Agent

**Delores Diane Nelson-McClenton by Eric Nelson**
**Authorized Agent pursuant to Agreed Order filed December 1, 2025**

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Eric Nelson, with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) and who upon his oath acknowledged to be the Authorized Agent for Delores Diane Nelson-McClenton pursuant to Agreed Order filed December 1, 2025, the within named bargainor, and that he as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Delores Diane Nelson-McClenton, the within named bargainor, by the said Eric Nelson, as such Authorized Agent.

Witness my hand, at office, this 16th day of April, 2026.

Regina C. Hockett

Notary Public

My Commission Expires: 01/22/2030

REGINA C. HOCKETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030

Exhibit 4

NOV 26 2025

Dav. Co. Chancery Court

**IN THE CHANCERY COURT FOR DAVIDSON COUNTY, TENNESSEE AT NASHVILLE**

**COZETTA NELSON,**

***Petitioner,***

**vs.**

**ERIC K. NELSON, WAYNE EMANUEL NELSON, ALICE DENISE NELSON and DELORES DIANE NELSON-MCCLENTON**

***Respondents.***

N.F

**Docket No. 24-1480-II**

FILED
2025 DEC -1 PM 1:27
CLERK & MASTER
DAVIDSON CO. CHANCERY CT
D.C. & M

**AGREED ORDER**

**It appears to the court as evidenced by the signatures of Counsel for Petitioner and Respondent, Eric K. Nelson and upon good cause being shown it is agreed Respondent, Eric K. Nelson's Motion to Amend Order authorizing Mr. Nelson to sign all documents necessary to sell the property located at 1120 Dawnwood Drive, Old Hickory, Tennessee 37138 should be granted.**

**IT IS THEREFORE, ORDERED, ADJUDGED that Eric K. Nelson shall be substituted as the person having the authority to sign all documents related to the sale of the subject property on the behalf of the cotenants including but not limited to contracts for sale, a Warranty Deed, settlement statements and owner's affidavits.**

**ENTERED THIS** 1st **DAY OF** December **2025.**

Anne C. Martin

**ANNE C. MARTIN**
**CHANCELLOR, PART II**

**APPROVED FOR ENTRY:**

**LAW OFFICE OF ROBERT GREENE**
***Robert Greene, #6515***
**QUORUM FINANCIAL CENTER**
**4121 CLARKSVILLE PIKE, SUITE 8**
**Nashville, TN 37218**
***Attorney for Eric K. Nelson***
**(615) 596-0712(Telephone)**
**chilig53@comcast.net**

**RONALD K. NEVIN , ESQUIRE**
**NEVIN LAW FIRM**
**315 DEADRICK STREET, SUITE 1550**
***NASHVILLE, TENNESSEE 37238***
***Attorney for Cozetta Nelson***
**(615) 244-7708**
**rknevin@mail.com**

**CERTIFICATE OF SERVICE**

I hereby certify that a true and exact copy of the foregoing Agreed Order has been forwarded via email and/or by U.S. Mail Postage pre-paid to Ronald K. Nevin, Esquire 315 Deadrick Street, Suite 1550 Nashville, TN 37238, Wayne Emanuel Nelson 500 Alpenglow, Antioch, Tennessee 37013, Alice Denise Nelson, 850 West Eastwood Avenue, Unit 1305, Chicago, Illinois 60640 and Delores Diane Nelson-McClenton, 1205 Robinson Road, Apt.347, Old Hickory, TN 37138 on this 25th day of November 2025.

**Robert Greene**