WARRANTY DEED

Karen Johnson Davidson County
Batch# 1409591 DEEDWARR
04/22/2026 08:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20260422-0033017

File No. BC-26-332

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of April, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY
Lux Title & Escrow, LLC, 1201A 7th Avenue North, Nashville, TN 37208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey E. Deinlein Bruetman and Kylie E. Bruetman	Legacy Home Loans, LLC dba Steadfast Mortgage	
(NAME)	(NAME)	
2614 Flamingo Dr	408 Highway 76	071-04-0-108.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **HANNAH WILSON, AN UNMARRIED WOMAN, JOSEPH REBROVICK, AN UNMARRIED MAN, AND LOUISE CURREY WILSON, A MARRIED WOMAN**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AUDREY E. DEINLEIN BRUETMAN AND KYLIE E. BRUETMAN, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Southeasterly one-half (1/2) of Lot No. 381 on the Final Plan of Joywood Estates Heights, Section II-A, of record in Plat Book 1424, Page 20, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning on the Westerly margin of Flamingo Drive at the corner of Lot Nos. 381 and 382; Thence with the line between said two Lots, Westwardly 160.9 feet to the corner of Lot Nos. 380, 381 and 382; Thence Northeastwardly 159.1 feet to the Southwesterly margin of Flamingo Drive; Thence with same, Southeastwardly around a slight curve, 117.3 feet to the beginning.

Being the same property conveyed to Hannah Louise Wilson and Joseph Rebrovick, Wife and Husband and Louise Currey Wilson, a Married Person by Warranty Deed from Golden Tower Enterprises, LLC, a Tennessee Limited Liability Company and Deborah D. Howell of record in Instrument No. 20210318-0036206 Register's Office for Davidson County, Tennessee, dated March 01, 2021 and recorded on March 18, 2021.

Hannah Louise Wilson and Joseph Rebrovick are now divorced pursuant to Final Decree of Divorce No. 24DV156 in the General Sessions Court for Wilson County, Tennessee at Lebanon.
This was not a primary residence for Louise Currey Wilson.
Hannah Wilson is also known as Hannah Louise Wilson.

This is property more commonly known as 2614 Flamingo Dr, Nashville, TN 37207.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 we do covenant with the said GRANTEES 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 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.

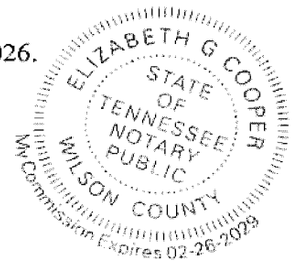
Witness our hand this 16th day of April, 2026.

Joseph Rebrovick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of April, 2026, before me personally appeared Joseph Rebrovick, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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



Notary Signature
My commission expires:

Hand sign by Ryan Lux attorney in fact

Hannah Wilson by Ryan Lux, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Hannah Wilson,** and that this instrument was executed on behalf of the said **Hannah Wilson** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. __202604220033016__, in Register's Office for Davidson County, Tennessee.

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



Notary Signature
My commission expires:

Louise Currey Wilson by Ryan Lux
attorney in fact

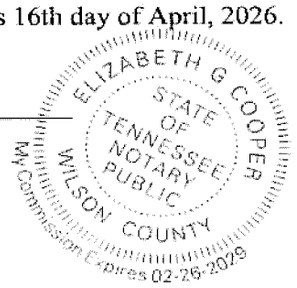
Louise Currey Wilson by Ryan Lux, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Ryan Lux**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is Power of Attorney for **Louise Currey Wilson,** and that this instrument was executed on behalf of the said **Louise Currey Wilson** for the purposes therein contained pursuant to a Durable Specific Limited Power of Attorney being recorded simultaneously herewith at Instrument No. _202604220033015_, in Register's Office for Davidson County, Tennessee.

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

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 April 16. 2026

Affiant Signature

21st day of April, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of April, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

