WARRANTY DEED

Karen Johnson Davidson County
Batch# 1414039 DEEDWARR
05/01/2026 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $3,089.50
20260501-0038787

File #26-TC-1212-1713

(SEAL)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $835,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF April, 2026.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brightwood Properties, LLC	New owners	
(NAME)	(NAME)	**093 09 0C 205.00**
1246 Gay Winds Drive		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(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,

KIMBERLY C. PICKREN, TRUSTEE OF PICKREN GIFTING TRUST DATED DECEMBER 12, 2011,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRIGHTWOOD PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,,

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:

A certain condominium located in Davidson County, Tennessee, being Unit 1713 of TWELVE TWELVE, A CONDOMINIUM, a Condominium Development established pursuant to the provision of the Tennessee Condominium Act of 2008 as the same is set out in Section 66-27-201, et seq. of the Tennessee Code Annotated, under the Declaration of Condominium establishing TWELVE TWELVE, A CONDOMINIUM, of record in Instrument No. 20140718-0063781, as Amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987, Instrument No. 20240223-0012657 and Instrument No. 20251119-0092286, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit B to said Declaration; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit F to said Declaration.

Being the same property conveyed to Kimberly Pickren, Trustee of the Pickren Gifting Trust, by Quitclaim Deed from Gregory Pickren and wife, Kimberly Pickren, of record in Instrument No. 20170706-0068134, in the Register's Office of Davidson County, Tennessee, dated July 01, 2017 and recorded on July 06, 2017.

Being the same property conveyed to Gregory Pickren and Kimberly Pickren, by Special Warranty Deed from Laurel Property, LLC, a Delaware Limited Liability Company, of record in Instrument No. 20150116-0005045, in the Register's Office of Davidson County, Tennessee, dated January 15, 2015 and recorded on January 16, 2015.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TWELFTH AVENUE SOUTH AT DEMONBREUN STREET AND LAUREL STREET, as recorded in Instrument No. 20120216-0013756.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TWELVE TWELVE Condominium of record in Instrument No. 20140718-0063781, as Amended in Instrument No. 20160614-0060193, Instrument No. 20191230-0134559, Instrument No. 20220329-0036090, Instrument No. 20221129-0124987, Instrument No. 20240223-0012657 and Instrument No. 20251119-0092286; also subject to easements, rights and interests in favor of other unit owners, and all sewer,

water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Covenants, Conditions and Restrictions as set forth in Deed Restrictions recorded in Instrument No. 20120411-0031092 and Amended in Instrument No. 20180405-0032256, and also recorded in Instrument No. 20131231-0131305.
* Covenants, Conditions and Restrictions as set forth in Declaration of Easements and Restrictive Covenants recorded in Instrument No. 20121227-0119217.
* Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions and Covenants for Stormwater Facilities and Systems recorded in Instrument No. 20130122-0006827.
* Easement for Ingress and Egress, recorded in Book 4318, Page 544; Book 4370, Page 916 and Book 4395, Page 715.
* Easement recorded in Instrument No. 20140328-0025601, Released in Instrument No. 20140924-0087645, and further recorded in Instrument No. 20140924-0087646.
* Memorandum of Development Agreement as set forth in instrument recorded in Instrument No. 20150205-0010859.
* Charter for Twelve Twelve Condominium Association, Inc., recorded as Instrument No. 20140627-0056540.
* Ordinance recorded in Book 10965, Page 404, as Amended in Book 11625, Page 252, Instrument No. 20020715-0084598, Instrument No. 20130903-0092714, Instrument No. 20130903-0092715 and Instrument No. 20140410-0030060.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1212 Laurel Street, #1713, Nashville, TN 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.

Witness my/our hand(s) this the ~~30th~~ 29 day of April, 2026.

Pickren Gifting Trust dated December 12, 2011

By: Kimberly C. Pickren, Trustee
Kimberly C. Pickren, Trustee

STATE OF ~~TENNESSEE~~ FL
COUNTY OF ~~DAVIDSON~~ Pinellas

On this ~~30th~~ 29 day of April, 2026, before me personally appeared Kimberly C. Pickren, Trustee of Pickren Gifting Trust dated December 12, 2011, 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 ~~30th~~ 29 day of April, 2026.

Notary Signature ~~Melanie~~ Rhea Goodman
My commission expires: 01-11-2029

Physical Presence
Produced DL as ID

MELANIE RHEA GOODMAN
NOTARY PUBLIC · STATE OF FLORIDA
COMMISSION # HH617076
My Commission Expires 01-11-2029

Certificate of Authenticity

I, Elizabeth Yerger, do hereby make oath that I am a licensed attorney and/or 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 29, 2026.

Affiant Signature

April 30, 2026.
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this

30th day of April, 2026.

Notary's Signature

My Commission Expires: 5/8/2028

Notary's Seal

HILLARY MONROE SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028