Karen Johnson Davidson County
Batch# 1415454 DEEDWARR
05/04/2026 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20260504-0039871

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $425,000.00.

Andrew Herner
Affiant

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Subscribed and sworn before me this the 1st day of May, 2026.

Notary Public
My commission expires: 1/22/30

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Andrew Herner	Interlinc Mortgage Services LLC	114-12-0A 027.00
153 Stonecrest Dr.	5875 N. Sam Houston Pkwy West, Suite 300	
Nashville, TN 37209	Houston, TX 77086	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ALEKSANDR BROWN AND SAMANTHA BROWN F/K/A SAMANTHA DIPERI, HUSBAND AND WIFE**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ANDREW HERNER, AN UNMARRIED MAN AND JENNIFER DERRICK, AN UNMARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of Stoneridge Townhomes, Phase I, as shown on Exhibit "E" the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060721-0088352, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Aleksandr Brown, a single man, and Samantha DiPeri, a single woman, as joint tenants with right of survivorship, by Warranty Deed from Lynne B. Snell, unmarried, dated 10/30/2020 and recorded 11/2/2020 in Instrument No. 20201102-0127655, Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 153 Stonecrest Dr., Nashville, TN 37209.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 1st day of May, 2026.

Aleksandr Brown

Samantha Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Aleksandr Brown and Samantha Brown f/k/a Samantha DiPeri, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of May, 2026.

My commission expires:
9-7-26

Notary Public

BENJAMIN SEAMON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Emma Howard, 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 5/1/2026 (date of document).

Emma Howard
Affiant Signature

5/1/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 1 day of May, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kellie L Parsons
Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL