Karen Johnson Davidson County
Batch# 1415740 DEEDWARR
05/05/2026 12:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20260505-0040371

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS FOUR HUNDRED THIRTY THOUSAND AND 00/100 (430,000.00). Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 4th day of May, 2026. Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 06-05-2029

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S):
BRANDON JOHNSON (NAME)	**NEW OWNER** (NAME)	**034 07.0B 020.00**
2504 VAL MARIE DRIVE **NASHVILLE, TN 37115** (ADDRESS)	_____ _____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 4th day of May, 2026, the undersigned, **ABIGAIL RAINS FKA ABIGAIL BEGGS AND GERON RAINS, WIFE AND HUSBAND**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRANDON JOHNSON, AN UNMARRIED MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **2504 VAL MARIE DRIVE, NASHVILLE, TN 37115** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Number 20 on the plan of Cluster-Lot Subdivision of Enclave at Twin Hills and that common area as designated as "open spaces" on the Plan of Harbor Village, Phase IV, Revision I, as filed in the Register's Office of Davidson County, Tennessee, as Instrument Number 20030723-0102986, of record as Instrument Number 20071221-0146647 and Revised in Instrument No. 20080117-0005451, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description, and being further described in the Master Deed and Bylaws for Enclave At Twin Hills Villas, a horizontal property regime (with Private Elements) being filed of record with the Register of Deeds of Davidson County, Tennessee as Instrument No. 20080821-0086071, amended at Instrument No. 20151112-0115172 and Instrument No. 20151217-0127190. Along with this conveyance, the Grantee steps into position of the Grantor as the Declarant under the Restrictions and By-Laws of Enclave at Twin Hills Subdivision.

Being the same property conveyed to Abigail Beggs, by Warranty Deed from Caitlin Jill Carter, an Unmarried Woman, and Ryan M. Jesse, an Unmarried Man, as Tenants in Common with Rights of Survivorship, of record in Instrument No. 20230621-0046966, in the Register's Office of Davidson County, Tennessee, dated June 20, 2023 and recorded on June 21, 2023.

Note: Abigail Beggs married Geron Rains and legally changed her name to Abigail Rains. Geron Rains joins in conveyance of any and all marital interest in the property.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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.

IN WITNESS WHEREOF, this instrument has been executed this 4th day of May, 2026.

GRANTOR: ABIGAIL RAINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **ABIGAIL RAINS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of May, 2026.

Notary Public

11-8-28
My Commission Expires

PATRICK HUNTER STONE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR: GERON RAINS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GERON RAINS**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 4th day of May, 2026.

Notary Public

My Commission Expires

TAYLOR JANDRO
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Danielle Watson, 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 5/4/26.

Date

Affiant Signature

5/4/26

Date

State of TN
County of Williamson

Sworn to and subscribed before me this 4 day of May, 2026.

Notary's Signature

My Commission Expires: _____

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-05-2029