THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1417239 DEEDWARR
05/07/2026 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,346.80
20260507-0041026

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Katie Anne Jones and Timothy Wayne Brazeal 307 Seven Springs Way, #103 Brentwood, TN 37027	New Owner	160-15-0D-055.00-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Daniel D. Sounthonevichith**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **Katie Anne Jones and Timothy Wayne Brazeal, wife and husband**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain condominium apartment in Davidson County, TN, described as **Unit No.55 also known as 307 Seven Springs Way, #103 on the Plan of St. Martin Square at Seven Springs**, a Condominium, a Horizontal Property Regime, located in Brentwood, TN, as established and described in the Master Deed of St. Martin Square at Seven Springs, Condominium apartment, recorded in Instrument No. 200603 10-0028319 as supplemented in Instrument No. 20061109-0139692, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of St. Martin Square at Seven Springs, Condominium Apartments contained in the Master Deed recorded in Instrument No. 20060310-00283 19 as supplemented in Instrument No. 20061109-0139692, and By-Laws recorded in Book 4611, page 682 as amended and restated in Instrument No. 19991230-0308948, Register's Office for Davidson County, TN, are incorporated herein by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to **Daniel D. Sounthonevichith, a single man**, by Warranty Deed from St. Martin Square, Inc. filed on May 14, 2010, at Instrument No. 20100514-0037476, Davidson County Register of Deeds.

This is property commonly known as 307 Seven Springs Way, #103, Brentwood, TN 37027*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 4TH **day of May, 2026:**

Daniel D. Sounthonevichith

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Daniel D. Sounthonevichith,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that said bargainor executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 4TH day of **May, 2026:**

Notary Public

My Commission Expires: _____

WM. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$364,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THIS 4th DAY OF **May, 2026:**

Notary Public

My Commission Expires: _____

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029

Certificate of Authenticity

I, Ryan Lux, 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 **May 4, 2026**.

Date

Affiant Signature

05/04/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **4th** day of **May**, 20**26**.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ELIZABETH G COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 02-26-2029