THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Drive, Suite 140** **Franklin, TN 37067** **CRT File No. 260453971**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $785,000.00. Affiant Subscribed and sworn to before me, this 1st day of May, 2026. Notary Public My Commission Expires:

TREVOR KELLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

Karen Johnson Davidson County
Batch# 1417907 DEEDWARR
05/08/2026 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,904.50
20260508-0041552

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brenna Lowery 5920 Fireside Drive Brentwood TN 37027	New Owner	Tax Parcel ID No. 160 16 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Edward Taylor Brasher and Brittany Brasher, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brenna Lowery , a single person**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of REVISED PHASE 6, HEARTHSTONE, of record in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Edward Taylor Brasher and Brittany Brasher, Husband and Wife, by Warranty Deed from Dieter R. Instinski and Bettie S. Wilson, Husband and Wife, of record in Instrument No. 20200710-0075818, in the Register's Office of Davidson County, Tennessee, dated July 09, 2020 and recorded on July 10, 2020.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

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 REVISED PHASE 6, HEARTHSTONE, as recorded in Plat Book 6900, Page(s) 254-255.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 6, HEARTHSTONE, as recorded in Plat Book 6250, Page 991.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5409, Page 485, Book 5479, Page 422, Book 5802, Page 577, Book 5963, Page 286, Book 6140, Pages 75 and Page 81, Book 6293, Page 894 and Book 6917, Page 575.

This is improved property located at 5920 Fireside Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1st day of May, 2026.

Edward Taylor Brasher

Brittany Brasher

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Edward Taylor Brasher and Brittany Brasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of May, 2026.

Notary Public
My Commission Expires: _____



Tennessee Certification of Electronic Document

I, Trevor Keller, 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 5/7/2026 (date of document).

Affiant Signature

5/7/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7 day of May, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

