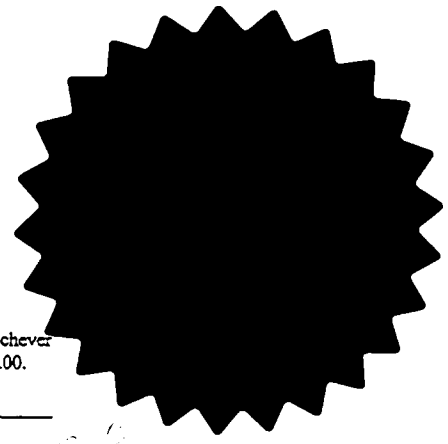
This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9053-AJ



Karen Johnson Davidson County
Batch# 1422173 DEEDWARR
05/19/2026 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260519-0045215

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $485,000.00.

Affiant

Subscribed and sworn to before me, this the 7th day of May, 2026.

Notary Public
My Commission Expires: My Commission is Permanent

Desirae M. Jeannotte
Notary Public
102, 9712 101 Avenue
Fort St. John, BC V1J 2A8

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Darcy M. Lynch, Mark E. Jannitto, and Hannah Jannitto 1708 Elm Run Way Nashville, TN 37214	New Owner	108-12-0-290

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Craig Brooks and Andrea Brooks, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Darcy M. Lynch, Mark E. Jannitto, and Hannah Jannitto** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davison County, Tennessee, being all of Lot No. 102, First Revision, Section 7, Trailwood, according to survey and plat of same appearing of record in Book 8250, page 741, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Craig Brooks and Andrea Brooks, husband and wife by Warranty Deed from Stephen Bargatze and Carol Bargatze, husband and wife, dated May 23, 2016, recorded May 26, 2016, of record in Instrument No. 20160526-0053312, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1708 Elm Run Way, Nashville, TN 37214**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 12 day of May, 2026.

GRANTOR:

Craig Brooks

Andrea Brooks

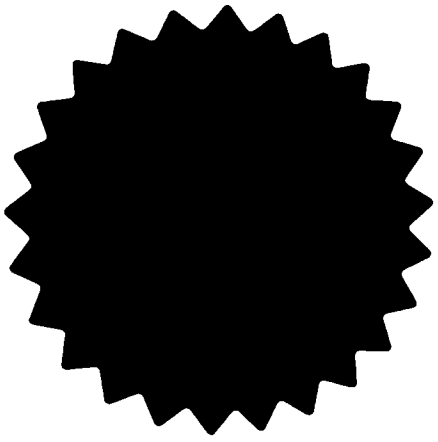
COUNTRY OF CANADA
PROVIDENCE OF BRITISH COLUMBIA

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Craig Brooks and Andrea Brooks, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12 day of May, 2026.

Notary Public
My Commission expires: _____

Desirae M. Jeannotte
Notary Public
102, 9712 101 Avenue
Fort St. John, BC V1J 2A8
My Commission is Permanent



202605190045215

Tennessee Certification of Electronic Document

I, Samantha Sweet, 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 5/12/2026 (date of document).

Affiant Signature

5/12/2026
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12 day of MAY, 2026.

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary's Signature

MY COMMISSION EXPIRES: 8/21/27

NOTARY'S SEAL