Karen Johnson Davidson County
Batch# 1424064 DEEDWARR
05/22/2026 07:32:30 AM 4 pgs
Fees: $23.00 Taxes: $3,274.50
20260522-0046701

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38816-07-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $885,000.00. Affiant Subscribed and sworn to before me this 20th day of May, 2026. Notary Public My Commission Expires: 7-7-2027

EILEEN T. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMM. EXPIRES JULY 7, 2027

WARRANTY DEED

Address New Owner: Christy Leigh Reed 101 Brighton Close Nashville, TN 37205	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104130F10100CO

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, **Robert C. Taylor and Craig Clifft, Co-Executors of The Estate of John Randall Rayburn, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Christy Leigh Reed, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 101 Brighton Close, Nashville, TN 37205.

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

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 20th day of May, 2026.

Robert C. Taylor and Craig Clifft, Co-Executors of The Estate of John Randall Rayburn, deceased

Co-Executor

Robert C. Taylor, Co-Executor

Co-Executor

Craig Clifft, Co-Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Robert C. Taylor and Craig Clifft, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they are Co-Executors of The Estate of John Randall Rayburn, deceased, and as such Co-Executors, have executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2026.

Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 101 on the Plan of Revised Brighton Close, Phase 1A, 1B, 1D and Phase II, of record in Plat Book 7900, page 136, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to John R. Rayburn, an unmarried man, by Special Warranty Deed dated May 31, 2023 from Wilmington Savings Fund Society, FSB, As Owner Trustee Of The Residential Credit Opportunities Trust VI-B of record in Instrument No. 20230703-0050572, Register's Office for Davidson County, Tennessee. Corrected by Scrivener's Affidavit of record in Instrument No. 20230830-0067868, Register's Office for Davidson County, Tennessee. John R. Rayburn being one and the same as John Randall Rayburn having since died on July 25, 2024 leaving a Last Will and Testament filed for Probate in Case No. 24P1799, Probate Court for Davidson County, Tennessee. In accordance with the terms of the Will, John R. Rayburn directed that the Executor administer and distribute the real property as part of his probate estate. Letters Testamentary were issued to Rob Taylor and Crig Clifft.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Brighton Close, of record in Instrument No. 20001003-0098148, amended in Instrument No. 20141202-0110443, and Instrument No. 20150430-0039030, Register's Office for Davidson County, Tennessee.
3. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
4. Dedication of common area to Brighton Close, a Planned Unit Development, Homeowners Association, Inc. of record in Book 8698, page 549, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 7900, page 136, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter 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 20, 2026 (date of document).

Affiant Signature

5/21/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2026

Eileen K. Hopkins
Notary's Signature

MY COMMISSION EXPIRES: 7-7-2027

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027