# WARRANTY DEED

(SEAL)

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2026.

Notary Public
MY COMMISSION EXPIRES: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 1424080 DEEDWARR
05/22/2026 08:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260522-0046719

File #26-TL-0120-C

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Matthew Kolbert and Sybil J. Kolbert | Pathway Mortgage LLC | |
| (NAME) 120 Villa View Court | (NAME) 7709 Holiday Court | 171 02 0A 019.00 |
| (ADDRESS) Brentwood, TN 37027 | (ADDRESS) Sarasota FL 34231 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

**MEGHAN CHEN TURNER AND PAUL SCHEIDLER TURNER, A MARRIED COUPLE,**

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

**MATTHEW KOLBERT AND SYBIL KOLBERT, HUSBAND AND WIFE,**

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Unit 19, on the site plan of PHASE I, BRENTWOOD VILLA, of record in Plat Book 6900, Page 4 and 5, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Meghan Chen Turner and Paul Scheidler Turner, a married couple, by Warranty Deed from JTM Group, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20231108-0087422, in the Register's Office of Davidson County, Tennessee, dated November 03, 2023, and recorded on November 08, 2023.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE I, BRENTWOOD VILLA, as recorded in Plat Book 6900, Page(s) 4 & 5.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing BRENTWOOD VILLA Condominium of record in Book 6923, Page 943, Amended in Book 7035, Page 115, Book 7101, Page 730, Re-recorded in Book 7143, Page 18, Further Amendment recorded in Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574, Book 8074, Page 564, Appointment of Substitute Trustee recorded in Instrument No. 20071022-0124551 and Appointment of Successor Trustee recorded in Instrument No. 20180713-0067776; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
* Easement for Water and Sewerage, recorded in Book 8127, Page 666, Book 8127, Page 782, Book 8127, Page 802 and Book 8128, Page 17.
* Easement for Force Main, recorded in Instrument No. 20030707-0093162.
* Easement for Right of way, recorded in Instrument No. 20120124-0006661.
* Storm Water Detention Agreement as set forth in instrument recorded in Book 6385, Page 814.
* Charter for Brentwood Villa Condominium Association, Inc. recorded as Book 6936, Page 895 and amended in Book 7998, Page 249 and Book 8267, Page 270.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 120 Villa View Court, Brentwood, TN 37027.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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(S), their heirs 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/our hand(s) this the 20th day of May, 2026.

Meghan Chen Turner

Paul Scheidler Turner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of May, 2026, before me personally appeared Meghan Chen Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:
STATE OF TENNESSEE
COUNTY OF DAVIDSON

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

On this 20th day of May, 2026, before me personally appeared Paul Scheidler Turner, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires:

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-20-2028

**True Copy Certification**

I, Yvette Meldrum, 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 5/20, 2026

5/20/2026

Affiant Signature Date

State of Tennessee
County of Williamson,

Sworn to and subscribed before me this 20th day of May, 2026.

Notary's Signature

My Commission Expires: 11/14/2028

CAROLYN CURDO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY