Karen Johnson Davidson County
Batch # 1424121 DEEDWARR
05/22/2026 09:24:03 AM 2 pgs
Fees: $13.00 Taxes: $991.60
20260522-0046772

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $268,000.00. Andrew J Brewer Affiant Subscribed and sworn to before me on MAY 21, 2026. NOTARY PUBLIC MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

File No.: 2026-0295

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Bajram Krasniqi 1709 Jonahs Ridge Way Nolensville, TN 37135	Bajram Krasniqi 1709 Jonahs Ridge Way Nolensville, TN 37135	173-09-0A-370.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **ANDREW J. BREWER AND DEBORAH A. BREWER, HUSBAND AND WIFE**, collectively, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto **BAJRAM KRASNIQI, A MARRIED MAN**, hereinafter called **"GRANTEE,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 304, as shown on the map entitled Phase Five Lenox Village, of record in Instrument No. 20050120-0007427, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ANDREW J. BREWER AND DEBORAH A. BREWER, HUSBAND AND WIFE, by deed from ZACHARY L. GRUNOW, MARRIED, of record in Instrument No. 20190610-0055234, dated May 8, 2019, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 7025 Sunnywood Drive, Nashville, TN 37211.

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, his heirs and assigns, forever, and GRANTORS do covenant with the said GRANTEE that they 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 GRANTORS do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hands on May 21st, 2026.

Grantor:

Andrew J. Brewer

Andrew J. Brewer

Deborah A. Brewer

Deborah A. Brewer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Andrew J. Brewer and Deborah A. Brewer, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, ~~at office~~, this 21st day of May, 2026.

Notary Public

My Commission Expires:
My Commission expires: May 20, 2028

BRIAN HURST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY