Karen Johnson
Batch # 1424930
05/26/2026 10:51:19 AM
Fees: $13.00 Taxes: $1,942.50
Davidson County
DEEDWARR
2 pgs
20260526-0047450

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey

Margaret H. Taylor

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Ivey Title, LLC Ref: (DL) Title No.: 64437
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Benjamin R. Harvey Vanessa J. Harvey 4400 Belmont Park Terrace #141 Nashville, TN 37215	New Owner

TAX MAP PARCEL NUMBERS: 131030B14100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$525,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sarah Brown-Schmidt, Executor of the Estate of Edward Oakley Brown**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Benjamin R. Harvey and Vanessa J. Harvey, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Building Site No 141 on the Plan of Arden Place, Section Two, of record in Book 4675, page 119, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Edward Oakley Brown and Carol Grace Schmidt, husband and wife, by Warranty deed from Prescott Gee Glynn, married dated June 24, 2016 and recorded on June 29, 2016, of record in Inst. No. 20160629-0066569, Register's Office for Davidson County, Tennessee. The said Edward Oakley Brown and Carol Grace Schmidt have since died with Carol Grace Schmidt predeceasing Edward Oakley Brown. The Last Will and Testament of Edward Oakley Brown of record in Case No. 26P583 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Sarah Brown-Schmidt as Executor, with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2026 and subsequent years; The Plan, with Owner's Certificate, of record in Book 4675, page 119, said Register's Office, which Plan shows minimum building setback lines and easements, to which Plan reference is made for a more complete description; The Declaration of Covenants, Conditions and Restrictions of record in Book 4754, page 455, Book 4879, page 564, Inst. No. 20070816-0098235, Inst. No. 20140801-0069316, Inst. No. 20171017-0106296, Inst. No. 20211229-0171164, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 4400 Belmont Park Terrace, # 141, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 21st day of May, 2026.

Estate of Edward Oakley Brown

By: _____ Executor

Sarah Brown-Schmidt Executor

State of Tennessee

County of Davidson

On this 21st day of May, 2026 before me the undersigned authority, personally appeared **Sarah Brown-Schmidt, Executor of the Estate of Edward Oakley Brown,** to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary _____

My Commission Expires: _____

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $525,000.00.

Affiant _____

Sworn and subscribed before me this 22 day of May, 2026.

Notary _____

My Commission Expires: _____

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 03, 2029