Karen Johnson Davidson County
Batch# 1426298 DEEDWARR
05/28/2026 08:58:30 AM 4 pgs
Fees: $23.00 Taxes: $2,164.13
20260528-0048298

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39227-04-2026	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $584,900.00. Charity L. Williams Affiant Subscribed and sworn to before me this 26th day of May, 2026. Georgette R Kennedy Notary Public My Commission Expires: 11-08-2[illegible]

GEORGETTE R. KENNEDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
James Webb & Hannah Webb 1240 Brenner Drive Nashville, TN 37221	SWBC Mortgage 9311 San Pedro Avenue Suite 100 San Antonio, TX 78216	Map and Parcel No.: 14112OB04800CO

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, Jordan Purpero and Anna Purpero, husband and wife ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to James Webb and Hannah Webb, husband and wife ("Grantees"), their 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 1240 Brenner Drive, Nashville, TN 37221.

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

And Grantors covenant that Grantors 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 heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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 this day of 05/22/2026.

GRANTORS:

Jordan Purpero
Jordan Purpero

Anna Purpero
Anna Purpero

STATE OF Florida
COUNTY OF Orange County

Personally appeared by two way audio video communication before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jordan Purpero and Anna Purpero, husband and wife, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this day of 05/22/2026.

Indira S. Smith 05/22/2026
Notary Public
My Commission Expires:

INDIRA S SMITH
Notary Public-State of Florida
Commission No. HH670003
My Commission Expires Jun 10, 2029

Remotely Notarized with audio/video via Simplifile

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Phase 3, Southampton, as of record in Plat Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Jordan Purpero and Anna Purpero, husband and wife, by deed dated June 26, 2025 from Elizabeth M. Browning and Jamal Browning, wife and husband, and William John, a married man, of record in Instrument No. 20250701-0051729, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Declaration of Covenants, Conditions and Restrictions for Southampton of record in Book 6120, page 450, amended in Book 6231, page 63, Register's Office for Davidson County, Tennessee.
5. By-Laws of Southampton Estates Homeowners' Association, of record in Book 6355, page 517, Register's Office for Davidson County, Tennessee.
6. Dedication of common area to Southampton Homeowners' Association, Inc. of record in Book 7385, page 769, Register's Office for Davidson County, Tennessee.
7. All matters appearing on the Plan of record as Book 5200, pages 689 and 690, Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, John M. Wells do hereby make oath that I am a licensed attorney and/or 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 27th, 2026.

Affiant
Date: 5/27/26

STATE OF TENNESSEE
COUNTY OF Williamson

Sworn to and subscribed before me this 27th day of May, 2026

Notary Public

My Commission Expires: 11/8/28

DAVIDSON COUNTY
STATE OF TENNESSEE NOTARY PUBLIC
KATHERINE ANN HEDRICK