Karen Johnson Davidson County
Batch# 1426786 DEEDWARR
05/29/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20260529-0048916

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00.

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF MAY, 2026.

April Sumrud
Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRUD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

JM-C-26-237

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Amy Van Avermaete	First Community Mortgage, Inc.	
(NAME)	(NAME)	**171-02-0A-129.00-CO**
237 Glenstone Circle	262 Robert Rose Drive	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Murfreesboro, TN 37129	
(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, **CYNTHIA A. WILSON, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **AMY VAN AVERMAETE, AN UNMARRIED WOMAN,** 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 condominium apartment in Davidson County, TN, being Unit No. 129 described as, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Phase 3-B Brentwood Villa, Condominium apartments, recorded in Plat Book 6900, Page 329, amending Plat Book 6900, Page 4, said Register's Office, and described in a Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730, Book 7266, Page 84, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Brentwood Villa, condominium Apartments contained in the Master Deed recorded in Book 6923, Page 943, as amended in Book 7035, Page 115, Book 7101, Page 730 and Book 7266, Page 84; and By-Laws recorded in Book 7423, Page 567, as amended in Book 8074, Page 564, Register's Office for Davidson County, TN, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Cynthia A. Wilson, a single woman by Warranty Deed from Edward Wade Joyner III, unmarried of record in Instrument No. 20170613-0059310, Register's Office for Davidson County, Tennessee, dated June 9, 2017 and recorded on June 13, 2017.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Plan of record in Plat Book 6900, Page 329, amending Plat Book 6900, Page 4, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 6923, Page 943, as amended in Book 7035, page 115, Book 7101, page 730, as re-recorded in Book 7143, page 18, and further amended in Book 7266, page 84 and Book 7423, page 574, Register's Office for Davidson County, Tennessee.
- Appointment of Substitute trustee for Master Deed establishing Brentwood Villa Condominiums, of record in Instrument Number 20071022-0124551, in the Register's Office for Davidson County, Tennessee.
- By-Laws for Brentwood Villa Condominium and Brentwood Villa Condominium Association, Inc. of record in Book 6923, page 986, as amended in Book 7423, page 567 and Book 8074, page 564, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 5155, page 164, Register's Office for Williamson County, Tennessee.
- Storm water detention agreement in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 6385, page 814, Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Sanitary Sewers in favor of the Metropolitan Government of Nashville and Davidson County, of record in Book 8127, Page 666, Book 8127, page 782, Book 8127, page 802 and Book 8128, page 17, in the Register's Office for Davidson County, Tennessee.
- Easement for sewer force main in favor of Athena Health Club and Spa, of record in Instrument Number 20030707-0093162, Register's Office for Davidson County, Tennessee.
- Charter of Brentwood Villa Condominium Association, Inc. of record in Book 6924, Page 5, Book 6936,

Page 895 and Articles of Amendment in Book 7998, page 249 and Book 8267, page 270, in the Register's Office for Davidson County, Tennessee.

- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **237 Glenstone Circle, Brentwood, Tennessee 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 26th DAY OF MAY, 2026.

Cynthia A. Wilson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CYNTHIA A. WILSON, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 26th of May, 2026.

Notary Public
My Commission Expires: 7-2-29
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 26. 2026

Affiant Signature

29th day of May, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29th day of May, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202605290048916