WARRANTY DEED

Karen Johnson
Batch # 1427193
06/02/2026 11:13:00 AM
Fees: $13.00 Taxes: $1,803.75

20260602-0049474

Davidson County
DEEDWARR
2 pgs

A. THORNTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires: 01-22-2029

B-BMR-26-605

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $487,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-29
(AFFIX SEAL)

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)
The Gattis Trust U/A dated March 18, 2025	New owner	
(NAME)	(NAME)	
605 Quiet Cir	2854 South Brentmoor	**188-10-0C-245.00-CO**
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Springfield, MO 65804	
(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, **PATRICIA BROWN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE GATTIS TRUST U/A DATED MARCH 18, 2025,** 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:

Land in Davidson County, Tennessee, being Lot No. 245 on the Plan of Final Plat of Carothers Farms, Phase 3, Section 3 of record in Plat at Instrument No. 20191126-0122176, and Scrivener' s Affidavit of Plat Correction in Instrument No. 20200207-0014664, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia Brown, unmarried by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20201218-0150611 Register's Office for Davidson County, Tennessee, dated December 17, 2020 and recorded on December 18, 2020.

This conveyance is subject to:
• Taxes for the year 2026, and subsequent years.
• Subject to all matters shown on the Plan of record as Instrument Number 20191126-0122176 and corrected by Scrivener's Affidavit of Plat Correction recorded in Instrument No. 20200207-0014664, Register's Office of Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20070627-0076582, as amended in Instrument No. 20080515-0049892, Instrument No. 20171002-0100689, as corrected by Scrivener's Affidavit of record in Instrument No. 20171220-0129697 and supplemented in Instrument No. 20200803-0085638, Register's Office for Davidson County, Tennessee AND Book 757, Page 3339, as amended in Book 846, Page 3214, Book 1756, Page 1634, as corrected by Scrivener's Affidavit of record in Book 1756, Page 1643 and supplemented in Book 2087, Page 2790, in the Register's Office for Rutherford County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Master Deed Restrictions of record in Instrument Number 20070627-0076581, as amended in Instrument No. 20080515-0049893 and Instrument No. 20180125-0008094, Register's Office for Davidson County, Tennessee AND Book 757, Page 3304 and amended in Book 846, Page 3220, in the Register's Office for Rutherford County, Tennessee.
• Charter for Carothers Crossing Neighborhood Association, Inc. of record in Instrument Number 20070307-0027908, in the Register's Office for Davidson County, Tennessee.
• Assignment and Assumption of Declarant Rights of record in Instrument Number 20171002-0100690, in the Register's Office for Davidson County, Tennessee And Book 1756, Page 1639, in the Register's Office for Rutherford County, Tennessee
• Agreement for Dedication of Easement for Sanitary Sewer Mains, Pumps and Apputenances to The Metropolitan Govenment of Nashville and Davidson County of record in Book 9975, Page 541 and in Instrument No. 20170302-0020826, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 4588, Page 484, in the Register's Office for Davidson County, Tennessee.
• Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 4588, Page 476, in the Register's Office for Davidson County, Tennessee.

- Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 3671, Page 353, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 3611, Page 195, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 3611, Page 193, in the Register's Office for Davidson County, Tennessee.
- Right of Way Easements to Colonial Pipeline Company, a corporation of Delaware and Virginia of record in Book 3578, Page 491, in the Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreements for Private Stormwater Management Facilities of record in Instrument Number 20070711-0082648 and Instrument No. 20070810-0095900, in the Register's Office for Davidson County, Tennessee.
- Easement and Memorandum Agreement of record in Instrument Number 20070123-0009057 and Assignment of Easement in Instrument No. 20140827-0078032, in the Register's Office for Davidson County, Tennessee.
- Access Drainage, Utility and Pedestrian Easement of record in Instrument Number 20070119-0007972, in the Register's Office for Davidson County, Tennessee.
- Rights of Way for Public Roadway of record in Instrument Number 20070511-0056717, Instrument No. 20070511-0056718 and Instrument No. 20070511-0056719, in the Register's Office for Davidson County, Tennessee.
- Reservations contained in deed of record in Instrument Number 20170628-0065119, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20171116-0117788, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20200414-0038894 and in Instrument No. 20200225-0020991, in the Register's Office for Davidson County, Tennessee.
- Declaration of Easement of record in Instrument Number 20140507-0038903 and Supplemental Declaration to Easement recorded in Instrument Number 20140603-0048042, 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: **605 Quiet Cir, Nolensville, Tennessee 37135**.

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 29 DAY OF MAY, 2026.

Patricia Brown

Patricia Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA BROWN, 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 29th of May, 2026.

Notary Public
My Commission Expires: 02-05-30
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02/05/2030
WILLIAMSON COUNTY

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