WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF JUNE, 2026.

Notary Public

MY COMMISSION EXPIRES: 11/05/29
(AFFIX SEAL)

DAWN MARTIN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 11/05/2029 DAVIDSON COUNTY

DM-BM-26-830

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

Karen Johnson
Batch # 1427641
06/03/2026 12:56:38 PM
Fees: $18.00 Taxes: $1,294.63

Davidson County
DEEDWARR
3 pgs

20260603-0050146

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Hart Family Revocable Living Trust	**Same as New Owner**	
(NAME)	(NAME)	**142-09-0B-830.00-CO**
830 General George Patton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **LAURIE F. BROWN AND SPOUSE, LATRINA M. JOHNSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **HART FAMILY REVOCABLE LIVING TRUST, DATED JUNE 23, 2015,** 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 Unit 830, the Plan of Phase One- Lot One Section Five, River Plantation Condominium Apartments of record in Plat Book 5200, pages 145 and 146, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description, a horizontal property regime established by Master Deed and By-Laws of record in Book 5410, page 248, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Laurie F. Brown, an unmarried woman by Warranty Deed from Eve M. Santiago of record in Instrument No. 20200331-0034359 Register's Office for Davidson County, Tennessee, dated March 10, 2020 and recorded on March 31, 2020.

Being the same property conveyed to Laurie F. Brown and spouse, LaTrina Johnson by Quitclaim Deed from Laurie F. Brown, a married woman of record in Instrument No. 20220803-0088336 Register's Office for Davidson County, Tennessee, dated August 01, 2022 and recorded on August 03, 2022.

This conveyance is subject to:
- Taxes for the year 2026, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 5200, Pages 145 and 146, and Plat Book 5200, Page 135, and Book 5200 page 257 Register's Office for Davidson County, Tennessee.
- The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of River Plantation, Section Five of record in Book 5410, Page 248, Register's Office for Davidson County, Tennessee.
- By-Laws attached to Master Deed of record in Book 5410, Page 260, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20130409-0035151, in the Register's Office for Davidson County, Tennessee.
- Easement in favor of Harpeth Valley Utility District of record in Book 3770, Page 6, Register's Office for Davidson County, Tennessee.
- Easement in favor of TVA Transmission Lines of record in Book 2274, Page 547, Register's Office for Davidson County, Tennessee.
- Any inclusion of or deficiency in the description of the parking unit, and/or carport, and/or storage unit referred to in the description of the document vesting title to the insured in the land, the failure of said

description to adequately identify the location of said parking unit, and/or carport, and/or storage unit, or any claim thereof.
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **830 General George Patton Road, Nashville, Tennessee 37221**.

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 01 DAY OF JUNE, 2026.

Laurie F. Brown

LaTrina Johnson

LaTrina M. Johnson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURIE F. 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 1st of June, 2026.

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

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LATRINA M. JOHNSON, 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 1st of June, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

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

Certificate of Authenticity

I, **John Gleaves** do hereby make oath that I am 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 06/01/26.

Affiant Signature June 2, 2026

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this 2nd day of June, 2026.

Notary's Signature

