Karen Johnson Davidson County
Batch# 1428313 DEEDWARR
06/05/2026 01:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,254.30
20260605-0051010

WARRANTY DEED

HOLLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $339,000.00

C L McKeighen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF June, 2026.

Holly Ray
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bracqueal Katrice Brown		
(NAME)	(NAME)	
524 Scotts Creek Trl	**New Owner**	075 12 0A 184.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, NICKALAS DILLON BAILEY, MARRIED, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO BRACQUEAL KATRICE BROWN, A SINGLE WOMAN, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 20 on the Plan of FIRST REVISION, SECTION THREE, PHASE II, GREER MEADOWS AT CEDAR CREEK, A PLANNED UNIT DEVELOPMENT, of record in Instrument No. 20040407-0039587, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nickalas Dillon Bailey, by Warranty Deed from Michelle L. Mosley, unmarried, of record in Instrument No. 20220623-0071746, in the Register's Office of Davidson County, Tennessee, dated June 21, 2022, and recorded on June 23, 2022.

Nickalas Dillon Bailey has since married. Rachel Bailey joins in this conveyance for the purpose of conveying any and all right, title and interest she may have, martial or otherwise.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 524 Scotts Creek Trl, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

MO2026-587

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 1st day of June, 2026

NICKALAS DILLON BAILEY

RACHEL BAILEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Nickalas Dillon Bailey and Rachel Bailey, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2026.

Commission expires:

DYLAN POTTER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/22/2029
COUNTY OF SUMNER

Notary Public

MO2026-587

TRUE COPY CERTIFICATION

I, Matthew G. Noggle, 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 June 1, 2026.

Affiant Signature

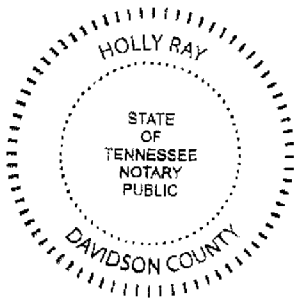
June 3, 2026

Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 3rd day of June, 2026.



Notary's Signature

My Commission Expires: 03/09/27