Karen Johnson Davidson County
Batch# 1432615 DEEDWARR
06/11/2026 08:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20260611-0052897

This Instrument Prepared By:
Old Republic National Title Insurance Company
Thomas I. Bottorff, Attorney-at-Law
424 Church Street, Suite 1750
Nashville, 37219
from information furnished by the parties

ADDRESS NEW OWNER:
Richard Lynn Case et ux
120 Brattlesboro Drive
Nashville, Tennessee 37204

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Citizens Bank, N.A.
One Citizens Plaza
Providence, RI 02903

MAP/PARCEL NO.:
132090A00200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Engauge Properties, LLC, a Tennessee limited liability company** , hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does hereby transfer and convey unto **Richard Lynn Case, husband and Karolyn Case, wife**, hereinafter called the "GRANTEES", their heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain condominium apartment situated in Davidson County, Tennessee, being **Unit 120,** (Parcel 2), together with the appurtenant interest in the common elements of **Brattlesboro,** created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established under the Master Deed for Brattlesboro Place, of record in Book 6313, page 496, Register's Office for Davidson County, Tennessee. Said Unit being also depicted on the condominium site-plan Brattlesboro, of record in Book 5800, page 226, said Register's Office. The easements, including, but not limited to, all sewer, water, electrical, telephone and other utility easements, now or hereafter established over, through or upon the land embracing the regime and building thereon, the restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Brattlesboro Place, provided in said Master Deed, together with the By-Laws appended thereto, the aforementioned site-plan, the original plan of record in Book 547, page 29, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Engauge Properties, LLC, a Tennessee limited liability company, by Warranty Deed dated September 12, 2025, from Susan J. Beasley, unmarried, of record in Instrument #20250912-0073070, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **120 Brattlesboro Drive, Nashville, Tennessee 37204.**

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, GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors 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 the **8th** day of **June, 2026.**

Engauge Properties, LLC,
a Tennessee limited liability company

BY: Lisa D. Turner Authorized Agent
Lisa D. Turner, Authorized Agent

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Lisa D. Turner**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be an Authorized Agent of **Engauge Properties LLC, a Tennessee limited liability company**, the within named bargainor, and she as such Authorized Agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by herself as such Authorized Agent.

WITNESS my hand and official seal this 8th day of June, 2026.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 05-20-2029

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual value or consideration, whichever is greater, for this transfer is $399,900.00.

AFFIANT

Subscribed and sworn to before me on this 8th day of June, 2026.

Susan G. Cox
NOTARY PUBLIC

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My Commission Expires: 05-20-2029

File No. 26048326

Electronic Document Certification

I, **Susan G. Cox**, 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 8, 2026.

Susan G. Cox

Susan G. Cox

Date: 06-08-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 8th day of June, 2026.

Lisa D. Turner

NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 12-18-2027

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Susan G. Cox,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 8th day of June, 2026.

Lisa D. Turner

NOTARY PUBLIC

My commission expires: 12-18-2027

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 26048326