Karen Johnson Davidson County
Batch# 1433317 DEEDWARR
06/15/2026 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $1,184.00
20260615-0053871

WARRANTY DEED

(SEAL)

TAYLOR JANDRO
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/24/2028
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$320,000.00**.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

File #26-TC-5764-5

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS OF NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ginger Rat, LLC (NAME)	NEW OWNER (NAME)	
116 Agnes Road Southwest, Suite 200 (ADDRESS)	(ADDRESS)	**161 11 0F 005.00**
Knoxville, TN 37919 (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 N. BAILEY, A SINGLE PERSON,

hereinafter called the **Grantor(s)**, has/have bargained and sold, and by these presents do/does transfer and convey unto

GINGER RAT, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,

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 No. 5, TOWNHOMES OF BRENTWOOD, a planned unit development of record in Plat Book 9700, Page 990, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cynthia N. Bailey, an unmarried person, by Quitclaim Deed from Cynthia N. Bailey, an unmarried person and Bonnie J. Bailey, an unmarried person, joint tenants with right of survivorship, of record in Instrument No. 20041230-0154372, in the Register's Office of Davidson County, Tennessee, dated December 17, 2004, and recorded on December 30, 2004.

Being the same property conveyed to Cynthia N. Bailey, unmarried and Bonnie J. Bailey, unmarried, as joint tenants with right of survivorship, by Warranty Deed from Brent Foster, of record in Instrument No. 20000324-0029943, in the Register's Office of Davidson County, Tennessee, dated March 21, 2000, and recorded on March 24, 2000.

This conveyance is subject to:

* Property Taxes for the year 2026 and all subsequent years.
* Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TOWNHOMES OF BRENTWOOD, as recorded in Plat Book 9700, Page(s) 990.
* Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing TOWNHOMES OF BRENTWOOD Condominium of record in Book 11629, Page 850; Amendment to Master Deed and By-Laws recorded in Instrument No. 20000215-0015334; Amendment to Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20010626-0067542 and Second Amendment to Master Deed and By-Laws recorded in Instrument No. 20020205-0015877 and Scrivener's Affidavit recorded in Instrument No. 20150106-0001449; also subject to easements, rights and interests 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 building thereon.
* Easement for Broadband Communications Services, recorded in Instrument No. 20131209-0124881.
* Charter for Townhomes of Brentwood Owner's Association recorded in Book 11629, Page 845, and Instrument No. 20000215-0015333.
* Common Open Space Deed Recorded as Instrument No. 20000215-0015335.
* Any and all existing easements and restrictions as shown of record not stated herein.

This is _____ **unimproved** ___X___ **improved** property known as: **5764 Amalie Drive, Nashville, TN 37211**.

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 **12th** day of **June, 2026**.

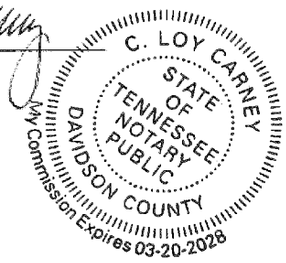
Cynthia N. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of June, 2026, before me personally appeared Cynthia N. Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 12th day of June, 2026.

Notary Signature
My commission expires:



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 12, 2026

Affiant Signature

June 12, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 12 day of June, 20 26.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY