Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1434877 DEEDWARR
06/16/2026 03:26:30 PM 2 pgs
Fees: $13.00 Taxes: $2,349.50
20260616-0054651

39-B
File #26-1169

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Maria A. DaFonte, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey **MARK AUSTIN, A SINGLE PERSON, AND FAITH BENTLEY, A SINGLE PERSON, AND LAURIE AUSTIN, A MARRIED WOMAN, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, TN, being Lot No. 6, on the Plan of Brookview Forest, Phase 1, of record in Instrument No. 20030716-0099526, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Maria A. Da Fonte, unmarried by Warranty Deed from Paul A. Saik, unmarried of record in Instrument No. 20100625-0049971, Register's Office for Davidson County, Tennessee, dated June 18, 2010 and recorded on June 25, 2010.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3020 Brookview Forest 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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Mark Austin
Faith Bentley
Laurie Austin
3020 Brookview Forest Drive
Nashville, TN 37211

RESPONSIBLE FOR TAX PAYMENT
Old National Bank
205 E. Chicago Blvd, 2nd Floor
Tecumseh, MI 49286

TAX MAP-PARCEL #:
180-04-0B-006.00

WITNESS THE EXECUTION HEREOF this 12th day of June, 2026.

Maria A. DaFonte

State of Tennessee)
County of Davidson)

On this 12th day of June, 2026, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Maria A. DaFonte, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 1/22/30

ANGELA Y. POSTON-WILLIAMSON COUNTY OF DAVIDSON STATE OF TENNESSEE NOTARY PUBLIC

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 635,000.00.**

Affiant

Sworn and subscribed before me on this the 12th day of June, 2026.

Notary Public

My Commission Expires: 8/3/26

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, 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 **6/12/2026** (date of document).

Affiant Signature
Date **6/12/2026**

State of Tennessee
County of Williamson

Sworn to and subscribed before me this **12** day of **June**, 20**26**.

Notary's Signature
MY COMMISSION EXPIRES: 2/2/2030

LINDA M. SMITH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY