WARRANTY DEED

(SEAL)

Record & Return to:
Victory Tile & Escrow, LLC
2615 Medical Center Pkwy
Suite 1560
Murfreesboro, TN 37129
VT26050035

File #26-TL-0604-ON

Karen Johnson
Batch # 1435727
06/18/2026 09:38:32 AM
Fees: $13.00 Taxes: $895.40

Davidson County
DEEDWARR
2 pgs

20260618-0055306

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF June, 2026.

Notary Public
MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Bethany Branfort	SAME	
(NAME)	(NAME)	**135 16 0B 101.00**
604 Flintlock Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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,

CONNIE S. TACKETT, AN UNMARRIED WOMAN,

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

BETHANY BRANFORT, A SINGLE WOMAN,

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:

A certain condominium located in Davidson County, Tennessee, being Unit No. 101 of WOODRIDGE AT NASHBORO VILLAGE, a Horizontal Property Regime with Private Elements, established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Declaration of Covenants and Restrictions establishing WOODRIDGE AT NASHBORO VILLAGE, a Horizontal Property Regime with Private Elements of record in Instrument No. 20021104-0134724 amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all 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 thereof; said Unit being depicted on the Horizontal Property Regime Private Element Plat of WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE, TRACT 11 of record in Instrument No. 20021120-0143949, Register's Office for Davidson County, Tennessee, together with a percentage interest in the common elements and voting percentage as set forth in Exhibit to said Declaration.

Being the same property conveyed to Connie S. Tackett, an unmarried woman, by Warranty Deed from Shaunte I. Garrett, unmarried and Genice M. Wade, a single woman, as joint tenants with right of survivorship, of record in Instrument No 20210427-0055802, in the Register's Office of Davidson County, Tennessee, dated April 21, 2021 and recorded on April 27, 2021.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HORIZONTAL PROPERTY REGIME PRIVATE ELEMENT PLAT, WOODRIDGE AT NASHBORO VILLAGE, NASHBORO VILLAGE – TRACT 11, as recorded in Instrument No. 20021120-0143949.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACT #11 OF NASHBORO VILLAGE, as recorded in Plat Book 4660, Page 157.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20021104-0134724, as amended in Instrument No. 20030610-0080281 and Instrument No. 20050520-0056888.
* Easement for Grant of Easement, recorded in Instrument No. 20180611-0055675.
* Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20020820-0100403.
* Charter for Woodridge at Nashboro Village Homeowners Association, Inc. recorded in Instrument No.20021106-0136458.

* By Laws for Woodridge at Nashboro Village Homeowners Association, Inc. recorded in Instrument No. 20021106-0136459.
* Common Open Space Deed recorded as Instrument No. 20021120-0144369.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **604 Flintlock Court, Nashville, TN 37217**.

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 16th day of June, 2026.

Connie S. Tackett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of June, 2026, before me personally appeared Connie S. Tackett, 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 16th day of June, 2026.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028