Karen Johnson Davidson County
Batch# 1436508 DEEDWARR
06/22/2026 11:51:30 AM 4 pgs
Fees: $23.00 Taxes: $2,978.50
20260622-0055934

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39246-05-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $805,000.00. Affiant Subscribed and sworn to before me this 17th day of June, 2026. Notary Public My Commission Expires:

KRYSTAL M SCHUSTER
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-24-2027

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Daniel Cremin Amelia Brown 29 Belcaro Circle Nashville, TN 37215		Map and Parcel No.: 131 06 0B 022.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Ashley Neese, Successor Trustee of the Carolyn H. Tanner Revocable Trust under agreement dated November 17, 2016 ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to DANIEL CREMIN AND AMELIA BROWN, A MARRIED COUPLE ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 29 Belcaro Circle, Nashville, TN 37215.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 16 day of June, 2026.

GRANTOR:

Ashley Neese, Successor Trustee of the
Carolyn H. Tanner Revocable Trust
under agreement dated November 17, 2016

STATE OF ALABAMA
COUNTY OF JEFFERSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ashley Neese, Successor Trustee of the Carolyn H. Tanner Revocable Trust under agreement dated November 17, 2016, 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, at office, this 16th day of June, 2026.

Notary Public
My Commission Expires:

TILISA DIANE PARKER SMITH
NOTARY PUBLIC
ALABAMA STATE AT LARGE
My Commission Expires 03-31-2029

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of BURTON HILLS VILLAGE OF FOXVIEW TRACT 5. A PORTION OF ZONE LOT II, of record in Plat Book 6250, Page 564, Register's Office for said County.

Said Lot No. 22 fronts 60 feet on the northerly margin of Belcaro Circle and extends back 120.77 feet on the westerly line and 120.68 feet on the easterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to Carolyn H. Tanner, by Warranty Deed from Alice Blakemore Parkerson, unmarried, of record in Instrument No. 20080326-0030431, in the Register's Office of Davidson County, Tennessee, dated March 25, 2008 and recorded on March 26, 2008.

Being the same property conveyed to Carolyn H. Tanner, as Trustee, and any successor Trustee thereunder, of the Carolyn H. Tanner Revocable Trust dated November 17, 2016, by Warranty Deed from Carolyn H. Tanner, unmarried, of record in Instrument No. 20170125-0008370, in the Register's Office of Davidson County, Tennessee, dated January 23, 2016 and recorded on January 25, 2017. The said Carolyn H. Tanner died on January 09, 2026. Pursuant to the terms of the Carolyn H. Tanner Revocable Trust dated November 17, 2016, Ashley Neese is the Successor Trustee.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BURTON HILLS VILLAGE OF FOXVIEW TRACT 5. A PORTION OF ZONE LOT II, as recorded in Plat Book 6250, Page(s) 564.
5. Declaration of Covenants, Conditions and Restrictions recorded in Book 6517, Page 522; as amended in Book 6691, Page 593; Book 6778, Page 532; Book 6778, Page 536; Book 6911, Page 120; Book 7046, Page 520; Book 7076, Page 691; Book 7146, Page 188 and Book 9882, Page 733.
6. Declaration of Covenants, Conditions and Restrictions recorded in Book 6625, Page 171 and amended in Book 6917, Page 718.
7. Covenants, Conditions and Restrictions as set forth in Declaration of Restrictions recorded in Book 6326, Page 588.
8. Easement for Sanitary Sewer, recorded in Book 7275, Page 826.
9. Easement recorded in Instrument No. 20080326-0030431 and Instrument No. 20170125-0008370.
10. Agreement as set forth in instrument recorded in Book 6470, Page 383; Book 6655, Page 47; Book 7147, Page 411 and Book 7147, Page 416.
11. Charter for Burton Hills Homeowners Association, Inc., recorded as Book 6517, Page 505, as amended in Book 6921, Page 216.
12. Charter for Burton Hills Recreational Association, Inc. recorded as Book 6517, Page 511, as amended in Book 6921, Page 214.
13. Charter for Burton Hills Village of Foxview Association, Inc., recorded as Book 6517, Page 517, as amended in Book 6921, Page 224.
14. Common Open Space Deed recorded as Book 6917, Page 710.
15. Maximum Square Footage Allocations recorded as Book 6626, Page 937.

Certificate of Authenticity

I, Christina Higgins, 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 6/16/2026.

Date

Affiant Signature

6/16/2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16th day of June, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALLI PINKSTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2029