Karen Johnson Davidson County
Batch# 1436601 DEEDWARR
06/22/2026 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,032.30
20260622-0056073

This instrument prepared by:
RealSource, LLC
Doris Phillips
500 Corporate Parkway
Suite 500
Hoover, AL 35242
(205) 682-7655

STATE OF TENNESSEE
COUNTY OF Maury
THE ACTUAL CONSIDERATION OR
FOR THIS TRANSFER IS $ 279,000.00

Affiant

DELAYNA SISK
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 day of June, 2026.

Notary Public
My Commission Expires: 2/27/28

Address of New Owner	Send Tax Bills To:	Map and Parcel
Kimberly Patrice Brasher 836 Goswell Dr. #102 Nolensville, TN 37135	Kimberly Patrice Brasher	188-06-0C-102.00

WARRANTY DEED

THIS DEED, made and entered by and between **Sarah Steger, a single person** hereinafter known as Grantor, **Kimberly Patrice Brasher, a single woman** and hereinafter known as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten dollars and no/100 ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor has bargained and sold, and does hereby grant, bargain, sell, transfer and convey unto the Grantee, their successors, heirs and assigns, with covenants of general warranty of title, the following described property, located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:
Land in Davidson County, Tennessee, being Unit 102, Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013 as amended in Instrument No. 20211213-0164889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property; said Unit being depicted on Exhibit '2' of the Nineth Supplement to the Declaration of Covenants, Conditions, and Restrictions of Carothers Farm Stacked Flats (Annexing Building 386), of record in Instrument No. 20211213-0164889, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sarah Steger, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20230427-0031161 Register's Office for Davidson County, Tennessee, dated April 26, 2023 and recorded on April 27, 2023.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

This is improved property known as: 836 Goswell Drive Unit 102 Nolensville, TN 37135

TO HAVE AND TO HOLD the above-described property, together with all the rights, privileges and appurtenances thereunto belonging, unto the Grantee, with general warranty of title, their heirs and assigns, in fee simple, forever.

The Grantors covenant with the Grantee, their heirs and assigns, that they are lawfully seized and possessed of the property herein conveyed; that they have full power and authority to convey the same; that said property is free and clear of any encumbrance, except as herein stated; and that they will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made expressly subject to all covenants, conditions, restrictions and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereto, and to any easements apparent from an inspection of said property.

Witness the following signatures on this the 16 day of June, 2026.

Sarah Steger

Sarah Steger

STATE OF TENNESSEE
COUNTY OF DeKalb

Before me personally appeared Sarah Steger to me known to be the persons described in and who executed the foregoing instrument, or proves to me on the basis of satisfactory evidence, and acknowledged that they executed the same as their free act and deed for the purposes therein contained.

Witness my hand and official seal on this 16 day of June, 2026.

Katherine Ann Harris

Notary Public
My Commission Expires: 10/3/2026

KATHERINE ANN HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DEKALB COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 18, 2026.

J. Carlton Drumwright

June 18, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on June 18, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY