Karen Johnson Davidson County
Batch# 1437161 DEEDWARR
06/23/2026 10:30:30 AM 4 pgs
Fees: $23.00 Taxes: $1,350.13
20260623-0056371

WARRANTY DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $364,900.00 Affiant Subscribed and sworn to before me This 18 day of June, 2026. Notary Public My Commission Expires: 1/24/29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

Address New Owner as:	Tax Bill To:	Map / Parcel
Brennan Stuart 717 Edmonson Circle, Nashville, TN 37211	New Owner	**14813006300**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **William C. Reynolds, an unmarried man** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Brennan Stuart** (the "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot NO. 314 on the Plan of Fairlane Plan, Section III,as of record in Book 2331, page 145 and 146, as amended by Instrument recorded in Instrument NO. 20020919-0114378, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to William C. Reynolds, by deed from Mark D. Hays, a married man of record in Instrument No. 20210630-0088718, Register's Office for Davidson County, Tennessee.

This is an unimproved property commonly known as 353 Melpar Drive, Nashville, TN 37211.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.
2. The dower, courtesy, homestead, community property, or the other statutory marital rights, if any, of the spouse of any individual insured.
3. Taxes for 2026 and subsequent years, a lien not yet due and payable. map&parcel: 14813006300.
4. Subject to all matters on plat book 2331, page 145 and 146, and amended in Instrument NO. 20020919-0114378, said the Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs, and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whatsoever.

Witness my hand this 18 day of June 2026.

Grantor:

By: William C. Reynolds

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 18 day of June, in the year 2026, before me the undersigned, personally appeared William C. Reynolds, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 18 day of June, 2026.

Notary Public

My Commission Expires: 1/24/29

JOSEPHINE REBECCA CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 1-24-2029

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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, 26 (date of document).

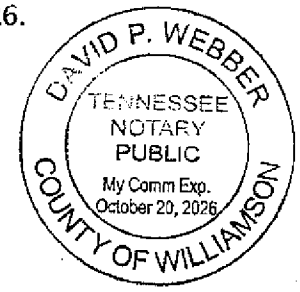
Jennifer Pennell

June 22, 26

Date

State of TENNESSEE
County of WILLIAMSON

Sworn to and subscribed before me on this June 22, 2026.



Notary's Signature

My Commission Expires: _____

Notary's Seal