Karen Johnson Davidson County
Batch# 1437485 DEEDWARR
06/24/2026 08:59:30 AM 5 pgs
Fees: $28.00 Taxes: $1,609.50
20260624-0056835

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney-at-Law**
**Watauga Title and Escrow Co., LLC**
**230 Glenis Drive, Suite 304, Liberty Square**
**Murfreesboro, Tennessee 37129**
from information furnished by the parties

**ADDRESS NEW OWNER:**
Mark Norman Edwards
415 Old Towne Drive
Brentwood TN 37027

**SEND TAX BILL TO:**
New Owner

**MORTGAGEE:**
None

Record and Return To:
Watauga Title & Escrow Co. LLC
230 Glenis Dr. #304
Murfreesboro, TN 37129

**Map/Parcel**
**#160-16-C-74.00**

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named , and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jack Michael Friday and Theresa M. Friday, Co-Trustees, Friday Family Revocable Living Trust Agreement dated August 3, 2022 and Theresa M. Friday,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Mark Norman Edwards**, hereinafter called the "", heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being a certain private element unit situated within Davidson County, Tennessee, being **Unit 74**, together with the appurtenant common elements of **Terraces at Brentwood Chase**, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by the Declaration of Covenants, Conditions and Restrictions for Terraces at Brentwood Chase, of record in Instrument No. 20001214-0123057; as amended in Instrument No. 220010119-0005975; Instrument No. 20010328-0029845; and in Instrument No. 20041206-0144631, Register's Office for Davidson County, Tennessee, to which reference is hereby made. Said Unit being depicted on the site plan of The Terraces at Brentwood Chase, a horizontal property regime (private element), of record in Instrument No. 20001103-0109137, said Register's Office. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Terraces at Brentwood Chase provided in said Declaration, as amended, together with the By-Laws appended thereto, the aforementioned site plan, the boundary plat of record in Book 9700, pages 653 & 654, said Register's Office, and the undivided percentage interest in the Common Elements appurtenant to each Unit, are incorporated herein by reference and made a part hereof the same as though copied herein for a more complete identification, description and placement of such Unit.

Being the same property conveyed to Michael Friday, by Substitute Trustee's Deed dated March 20, 2015, from Rubin Lublin TN, PLLC, Substitute Trustee of record in Instrument No. 20150423-0036228, Register's Office for Davidson County, Tennessee. Michael Friday then conveyed his interest in the property to Jack Michael Friday and Theresa M. Friday, Co-Trustees, Friday Family Revocable Living Trust Agreement dated August 3, 2022, by Quitclaim Deed dated August 3, 2022, of record in Instrument No. 20220808-0089813, Register's Office for Davidson County, Tennessee. See Memorandum of Trust recorded simultaneously herewith in Instrument #_____202606240056834_____, said Register's Office. This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2026 and subsequent years.

This is **improved** property known as **415 Old Towne Drive, Brentwood, Tennessee 37027.**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , heirs and assigns, forever, and, GRANTOR does covenants with the said that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said , and heirs and assigns, against the lawful claims of all persons whomsoever. Whereever 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 HAND, this the **18th** day of **June, 2026.**

Theresa M Friday Co-Trustee

**Theresa M. Friday, Co-Trustee of the Friday Family Revocable Living Trust Agreement dated August 3, 2022**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Theresa M. Friday**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be a **Co-Trustee of the Friday Family Revocable Living Trust Agreement dated August 3, 2022**, the within named bargainor, and she as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing her name as Co-Trustee.

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

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 12/18/2027

WITNESS MY HAND, this the **18th** day of **June, 2026.**

**Jack Michael Friday, Co-Trustee of the Friday Family Revocable Living Trust Agreement dated August 3, 2022**

STATE OF FLORIDA
COUNTY OF Volusia

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Jack Michael Friday**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be a **Co-Trustee of the Friday Family Revocable Living Trust Agreement dated August 3, 2022**, the within named bargainor, and he as such Co-Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing his name as Co-Trustee.

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

NOTARY PUBLIC

My Commission Expires: April 10, 2029

HENRY R ALBERT
Notary Public - State of Florida
Commission # HH 663182
My Comm. Expires Apr 10, 2029
Bonded through National Notary Assn.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

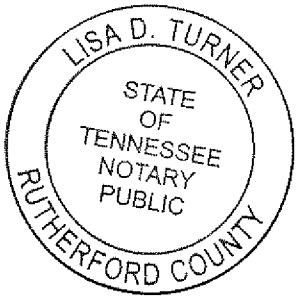
The actual value or consideration, whichever is greater, for this transfer is $435,000.00.

AFFIANT

Subscribed and sworn to before me on this 18th day of June, 2026.

Lisa D. Turner
NOTARY PUBLIC

My Commission Expires: 12/18/2027






**File No. 26058353**

## Electronic Document Certification

I, **Lisa D. Turner,** 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.

**Lisa D. Turner**

**Date:** 6-22-2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

SWORN to and subscribed before me,
this the 22nd day of June, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a notary public in and for this county and state, **Lisa D. Turner,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

WITNESS MY HAND AND OFFICIAL SEAL, this the 22nd day of June, 2026.

NOTARY PUBLIC

My commission expires: 05-20-2029

SUSAN G. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

**File No. 26058353**