THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P26-17609-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 591,000.00. Callie Coggins Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 2026. Notary Public MY COMMISSION EXPIRES: 7/3/28 (AFFIX SEAL)

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Callie Coggins and Warren Barnes Brown	New Owner	
1610 Litton Avenue		072-11-0-381.00
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Michael Robert Joslin and Elizabeth Joslin (fka Elizabeth Marie Skender), husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Callie Coggins, an unmarried woman, and Warren Barnes Brown, an unmarried man, as joint tenants with right of survivorship**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 191 on the Map showing the subdivision of Waters Place, as of record in Book 332, Page(s) 136 and 137, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Michael Robert Joslin and Elizabeth Marie Skender, Husband and Wife by Warranty Deed from Glassy Bay Properties LLC of record in Instrument No. 20200629-0070120 Register's Office for Davidson County, Tennessee, dated June 25, 2020 and recorded on June 29, 2020.

Elizabeth Joslin and Elizabeth Marie Skender are one and the same person.

Karen Johnson Davidson County
Batch# 1438258 DEEDWARR
06/25/2026 01:40:30 PM 3 pgs
Fees: $18.00 Taxes: $2,186.70
20260625-0057582

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **1610 Litton Avenue, Nashville, TN 37216**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the ____ day of _____, _____.

Michael Robert Joslin

Elizabeth Joslin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael Robert Joslin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of June, 2026.

My Commission expires: 7/3/28

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Elizabeth Joslin,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 23 day of June, 2026.

My Commission expires: 7/3/28

Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Kim Murray, 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 6/24/26 (date of document).

Kim Murray
Affiant Signature

6/24/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25th day of June, 2026.

Janice H. Collins
Notary's Signature

MY COMMISSION EXPIRES: 5-8-29

NOTARY'S SEAL

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE