Karen Johnson
Batch # 1438853
06/29/2026 09:48:18 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDWARRSP
2 pgs
20260629-0058473

SPECIAL WARRANTY DEE

Name & Address of New Owner:	Send Tax Bills To:	
Neressa N. Brown Living Trust 3706 Magpie Ln. Murfreesboro, TN 37128	Neressa Nicola Brown 3706 Magpie Ln. Murfreesboro, TN 37128	Map + Parcel 164100A02800CO

Prepared by & Return to:
Seth Connell, Esq. – Connell Law, PLLC
1639 Medical Center Pkwy. #400, Murfreesboro, TN 37129

Know all men that **Neressa Nicola Brown (F.K.A. Neressa Nicola White), a married woman,** Grantor, who acquired title as a single woman, grants, transfers, and conveys to the **Neressa N. Brown Living Trust (a revocable living trust dated June 25, 2026),** Grantee, its successors and assigns, the Grantor's entire right, title, and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 28 of Village One Summerfield of record in Instrument #2000021100114170, Register's Office for Davidson County, Tennessee.

This improved property is commonly known as: 4209 Sandstone Dr., Antioch, TN 37013

Being the same property conveyed to **Neressa Nicola Brown (F.K.A. Neressa Nicola White)** by **US Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSFB Trust 2004-CF2, CSFB Mortgage Pass Through Certificates, Series 2004-CF2** by Special Warranty Deed dated October 26, 2011, recorded with the Davidson County Register's Office on October 31, 2011 in Instrument # 20111031-0084371.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title, and interest thereto belonging to the Grantee, its successors and assigns, forever. The Grantor covenants with the Grantee that the Grantor has not made, done, executed, allowed or suffered any act, instrument, or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever. The Grantor further covenants and binds the Grantor and the Grantor's heirs, successors, and representatives to warrant and forever defend the title to said land to the Grantee, its successors, and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

The Grantor further represents that the Grantor has not resided in this property as a married person and that the property is not subject to any marital rights at the time of this transfer.

This instrument was prepared without the benefit of a title search. The preparer of the deed makes no representation regarding the property description, as the description comes from the prior deed and information provided by the Grantor. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and the bylaws; (f) all property taxes which may become due and payable; and (g) all applicable government and zoning regulations.

Neressa Brown — 06/25/26

Neressa Nicola Brown (F.K.A. Neressa Nicola White), Grantor — Date

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, Notary Public for said County and State, **Neressa Nicola Brown (F.K.A. Neressa Nicola White)**, the within named bargainer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person freely and voluntarily executed this instrument for the purposes contained.

Witness my hand and official seal at office this 25th day of June, 2026.

Notary Public

My Commission expires: 5-20-2029

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-20-2029

This transfer is exempt from recordation tax under Tenn. Code Ann. § 67-4-409(a)(1)(C)(vi). I swear or affirm that the actual consideration for this transfer is $0.00.

Neressa Nicola Brown (F.K.A. Neressa Nicola White), Affiant

Subscribed and sworn to before me on this 25th day of June, 2026.

Notary Public

My Commission expires: 5-20-2029

LINDSAY PHILPOT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-20-2029