Karen Johnson Davidson County
Batch# 1438892 DEEDWARR
06/29/2026 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,282.42
20260629-0058527

This instrument prepared by:
Icon Title, LLC
450 Saint Andrews Drive
Murfreesboro, TN 37128
File Number: 12-9282-AJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $346,600.00.

Affiant

Subscribed and sworn to before me, this the 23rd day of June, 2026.

Notary Public
My Commission Expires:

JOHN W BISHOP
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
James Shelp 100 Brattlesboro Dr Nashville, TN 37204	American Pacific Mortgage Corporation and/or Warehouse Lenders DBA Preferred Rate 2055 North Mt Juliet Rd Ste 100 Mt. Juliet, TN 37122	132 09 0A 012.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Nicholas Anthony Brunston, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **James Shelp, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 100, together with the appurtenant interest in the common elements of BRATTLESBORO CONDOMINIUMS, a horizontal property regime established by a Master Deed, of record in Book 6092, Page 184, Register's Office for said County, and being located upon Lot No. 7 on the Plan of CONDOMINIUM SITE PLAN, BRATTLESBORO of record in Plat Book 5800, Page 226, as amended in Book 6122, Page 200, Register's Office for said County.

Being the same property conveyed to Nicholas Anthony Brunston, unmarried, by Warranty Deed from Carlos Aro, a single man, of record in Instrument No. 20200605-0057832, in the Register's Office of Davidson County, Tennessee, dated June 01, 2020, and recorded on June 05, 2020. Angelica Jacaruso joins in this conveyance to transfer any and all interest she may have in the property whether marital or otherwise.

This is improved property located at: **100 Brattlesboro Drive, Nashville, TN 37204**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of June, 2026.

GRANTOR:

Nicholas Anthony Brunston
Signed with Stavvy

Nicholas Anthony Brunston

Angelica Jacaruso
Signed with Stavvy

Angelica Jacaruso

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an electronic notary, of the State and County aforesaid, appeared via audio and video communication, Nicholas Anthony Brunston and Angelica Jacaruso, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she is the within named grantor, and that he/she electronically executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of June, 2026.

CHARLES D LIGHTSEY
State of Tennessee Notary Public
County of Davidson
My Commission Expires January 22, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

Charles D Lightsey
Signed with Stavvy

Notary Public
My Commission expires: 1/22/2030

True Copy Certification

I, **Tammy Carney,** 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 this the 22 day of June, 2026.

Affiant Signature

Date 6-25-26

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

