THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 260654738

Karen Johnson Davidson County
Batch # 1440501 DEEDWARR
06/30/2026 11:12:55 AM 2 pgs
Fees: $13.00 Taxes: $2,700.63
20260630-0058971

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $729,900.00.

Affiant

Subscribed and sworn to before me, this 26th day of June, 2026.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Cole Szabo and Deanna Wycheck Szabo 3149 Brookview Forest Drive Nashville TN 37211	New Owner	Tax Parcel ID No. 180 04 0B 151.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Julius R. Smith III and Brittany M. Hummel now known as Brittany Morgan Smith, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Cole Szabo and Deanna Wycheck Szabo, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 62, on the plan of BROOKVIEW FOREST, PHASE V, of record in Instrument No. 20090309-0021109, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Julius R. Smith III, an unmarried man, and Brittany M. Hummel, an unmarried woman, as joint tenants with right of survivorship, by Warranty Deed from Drees Premier Homes, Inc, an Ohio corporation, of record in Instrument No. 20130130-0009725, in the Register's Office of Davidson County, Tennessee, dated January 25, 2013 and recorded on January 30, 2013. Brittany M. Hummel, having since married and is now known as Brittany Morgan Smith.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BROOKVIEW FOREST, PHASE V, as recorded in Plat Instrument No. 20090309-0021109.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MAP OF MARSHALL T. POLK'S FARM, as recorded in Plat Book 421, Page 146.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0125803 as amended in Instrument No. 20050505-0050962.

Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 4276, Page 715 as re-recorded in Book 4404, Page 947; Book 4428, Page 138 and Book 4479, Page 448.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20060104-0001198.

Drainage Easement and Maintenance Agreement for Detention Facilities as set forth in instrument recorded in Instrument No. 20070323-0035374.

Charter for Brookview Forest Homeowners Association recorded as Instrument No. 20030918-0138293.

Common Open Space Deed recorded as Instrument No. 20111117-0090032.

This is improved property located at 3149 Brookview Forest Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 26th day of June, 2026.

Julius R. Smith III

Brittany M. Hummel nka Brittany Morgan Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Julius R. Smith III and Brittany M. Hummel nka Brittany Morgan Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 26th day of June, 2026.

Notary Public
My Commission Expires: _____

