Prepared By ~~& Return To:~~
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-2428

Karen Johnson
Batch # 1440978
07/01/2026 02:39:41 PM
Fees: $13.00 Taxes: $1,563.25

Davidson County
DEEDWARR
2 pgs

20260701-0059570

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $422,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 29th day of ~~June, 2026~~

Notary Public

Commission Expires: 09/07/26

BRIAN PAYNE
TENNESSEE NOTARY PUBLIC
My Comm Exp. 09/07/2026
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Joshua Briar and Ceely Briar 720 Fordham Drive Brentwood, TN 37027	New Owner	181-15-0A-119.00-CO

WARRANTY DEED

FOR AND IN 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, I/WE,

Mitchell Louis McFeely and Madison Guilbert McFeely, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua Briar and Ceely Briar, husband and wife

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:

A certain tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being Lot No. 119 as shown on the map entitled Final Plat Southpoint SP, Phase 3, of record in instrument No. 20220926-0106612, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Mitchell Louis McFeely and Madison Guilbert McFeely, husband and wife by Special Warranty Deed from Century Communities of Tennessee, LLC, a Delaware limited liability company of record in Instrument No. 20240402-0023162 Register's Office for Davidson County, Tennessee, dated March 27, 2024 and recorded on April 02, 2024.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 720 Fordham Drive, Brentwood, TN 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 GRANTEES, their heirs and assigns forever; and we so 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.

Dated this the 26th day of June, 2026.

Mitchell Louis McFeely

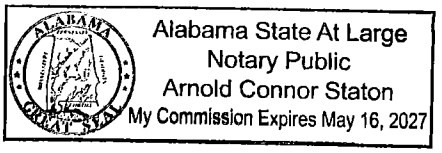
Madison Guilbert McFeely

STATE OF Alabama
COUNTY OF Madison

On this 26th day of June, 2026, before me personally appeared Mitchell Louis McFeely and Madison Guilbert McFeely, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

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

Notary Signature
My commission expires: May 16, 2027



Return to:
Noteworthy Title
4235 Hillsboro Pike
Nashville, TN 37215