THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 260554475** Karen Johnson Davidson County Batch # 1441730 DEEDWARR 07/02/2026 10:07:09 AM 2 pgs Fees: $13.00 Taxes: $4,255.00 20260702-0059756	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,150,000.00 Affiant Subscribed and sworn to before me, this 30th day of June, 2026. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAR 5, 2030

WARRANTY DEED

Address New Owner: Robert Pulliam 104 Brighton Close Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 104 13 0F 104.00

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, **Christy Leigh Reed, an unmarried woman** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Pulliam, an unmarried man** ("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 Unit No. 104, as shown on the map entitled REVISED SITE PLAN, A PLANNED UNIT DEVELOPMENT, BRIGHTON CLOSE PHASE 1A, 1B, 1D AND PHASE II, of record in Plat Book 7900, Page 136, and as set out in Exhibit "B" of the covenants, conditions and restrictions, in Book 7522, Page 108 and amended in Book 7557, Page 621, 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 Christy Leigh Reed, an unmarried woman, by Warranty Deed from Rosemary Shelton, unmarried, of record in Instrument No. 20230803-0060118, in the Register's Office of Davidson County, Tennessee, dated July 31, 2023, and recorded on August 03, 2023.

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 REVISED SITE PLAN, A PLANNED UNIT DEVELOPMENT, BRIGHTON CLOSE PHASE 1A, 1B, 1D AND PHASE II, as recorded in Plat Book 7900, Page(s) 136.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BRIGHTON CLOSE BOUNDARY, as recorded in Plat Book 6900, Page 408 as Resubdivison recorded Plat Book 6900, Page 500, as Revised in Plat Book 6900, Page 658 and Plat Book 6900, Page 716.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SITE PLAN, A PLANNED UNIT DEVELOPMENT, BRIGHTON CLOSE PHASE 1A, 1B, 1D AND PHASE II, as recorded in Plat Book 6900, Page 869.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of RESUBDIVISION OF LOT 3, SAWYER BROWN OFFICE PARK, as recorded in Plat Book 7900, Page 132.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of UNIT 131, 132 & 138, BRIGHTON CLOSE, PHASE II, as recorded in Plat Book 7900, Page 752.

Declaration of Covenants, Conditions and Restrictions recorded in Book 7522, Page 108, as amended in Book 7557, Page 621; Book 7807, Page 500; Book 8561, Page 812; Book 8561, Page 819; Book 8561, Page 824; Book 8561, Page 829; Book 8561, Page 834; Book 8561, Page 839; Book 8561, Page 844; Book 8698, Page 557; Book 9372, Page 356 and in Instrument No. 20001003-0098148; Instrument No. 20141202-0110443 and Instrument No. 20150430-0039030. Declaration of Covenants, Conditions and Restrictions recorded in Book 7670, Page 280 as amended in Book 7871, Page 343; Book 7803, Page 458 and Book 8273, Page 884.

Charter for Brighton Close Condominiums Homeowners Association recorded as Book 7522 Page 131 as amended in Book 7522, Page 134.

Charter for Brighton Close Homeowners Association, Inc. recorded as Book 8446, Page 679.

Common Open Space Deed recorded as Book 8698, Page 549.

This is improved property located at 104 Brighton Close Nashville TN 37205

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 30th day of June, 2026.

Christy Leigh Reed

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Christy Leigh Reed, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of June, 2026.

Notary Public
My Commission Expires: _____

