Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
19 Burton Hills Blvd., Suite 190
Nashville, TN 37215

Karen Johnson Davidson County
Batch # 1442739 DEEDWARR
07/07/2026 09:10:44 AM 3 pgs
Fees: $18.00 Taxes: $1,535.50
20260707-0060860

This Instrument Prepared By:
Access Title & Escrow, Inc
300 South Jackson Street
Tullahoma, TN 37388

Send Tax Bills to Property Owner:
Rafael Lujano, et ux
3605 Coles Branch Drive
Antioch, TN 37013

WARRANTY DEED

Map & Parcel No:173-16-0A-091.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **SUZANNE M. BROWN AND ROY E. BROWN, WIFE AND HUSBAND**, "the Grantors," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **RAFAEL LUJANO AND KARINA LUJANO, HUSBAND AND WIFE,** "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land lying and being in Davidson County, Tennessee, being bounded and described as follows:

Being Lot No. 180 on the plan of Hidden Creek, Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Instrument No. 20030213-0020016, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Subject to Covenants, Conditions, Easements and Restrictions of record in Instrument No. 20020514-0059176, Instrument No. 20030313-0033781, Instrument No. 20050308-0025065, Instrument No. 20050308-0036065, Instrument No. 20050930-0117904, Instrument No. 20050930-0117906, Instrument No. 20060828-0105537, Instrument No. 20060828-0105538, Instrument No. 20090908-0084135, and Instrument No. 20190814-0081403; to By Laws of record in Instrument No. 20030303-0027389 and Instrument No. 20090908-0084136; to Homeowners Association Rules and Regulations of record in Instrument No. 20190102-0000313; to Stormwater Detention Agreement of record in Instrument No. 20020320-0034487; to Quitclaim Deed to the HOA of record in Instrument No. 20030303-0027387; to Charter of record in Instrument No. 20030303-0027388 and Instrument No. 20081230-0123265; to Matters as shown on plat of record in Instrument No. 20030213-0020016; and Surveyors Certificate of Correction of record in Instrument No. 20030331-0042208 and Instrument 20031120-0169641, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to SUZANNE M. BROWN AND ROY E. BROWN, WIFE AND HUSBAND, by deed of record in Instrument No. 20050301-0022457, said Register's Office.

This is improved (X) or unimproved ( ) property, known as:
3605 Coles Branch Drive, Antioch, TN 37013

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 do 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 persons.

IN WITNESS WHEREOF, Grantors has caused this Warranty Deed to be executed on the 25th day of June, 2026.

Signed with Stavvy

Suzanne M. Brown

Signed with Stavvy

Roy E. Brown

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, a Notary Public in and for said county and state, the within named Suzanne M. Brown and Roy E. Brown the bargainors 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 this 25th day of June, 2026.

JARED M HOOD
State of Tennessee Notary Public
County of Franklin
My Commission Expires February 2, 2028

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

Jared M Hood
Signed with Stavvy

Notary Public
My commission expires: 2/ 2/2028

AFFIDAVIT OF VALUE

The actual consideration or value, whichever is greater, for this transfer is **$415,000.00**.

Affiant

STATE OF TENNESSEE
COUNTY OF ~~COFFEE~~ DAVIDSON

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

Notary Public
My commission expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

Certificate of Authenticity

I, Shira Kingrey, 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 June 26, 2026.

Date

Affiant Signature

June 26, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26 day of June, 2026.

Notary's Signature

ABIGAIL WOODARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 20, 2028

My Commission Expires: March 20, 2028

Date

Notary's Seal (if on paper)