Karen Johnson Davidson County
Batch# 1445579 DEEDWARR
07/13/2026 01:38:30 PM 3 pgs
Fees: $18.00 Taxes: $3,792.50
20260713-0063040

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,025,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/13/2028

(AFFIX SEAL)

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

G-C-26-2506

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Keith Brown and Dominique Brown	New Owners	
(NAME)	(NAME)	**118-02-01-002.00-CO**
2506 Vaulx Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JONATHAN CALEB LOEB F/K/A JONATHAN CALEB PILTCH-LOEB, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KEITH BROWN AND DOMINIQUE BROWN, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2506 Townhomes at 2504 Vaulx Avenue, a horizontal property regime with private elements established by Declaration in Instrument No. 20110830-0066916, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Resubdivision (Partition) George W. Lester, Jr. Property of record in Instrument No. 20110728-0057815, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jonathan Caleb Piltch-Loeb, an unmarried man by Warranty Deed from Paul Rein and Margaret Rein, husband and wife of record in Instrument No. 20200508-0047963 Register's Office for Davidson County, Tennessee, dated May 04, 2020 and recorded on May 08, 2020.

Jonathan Caleb Piltch-Loeb having since married. Grace Shelton Loeb joins in the execution of this Warranty Deed to convey any and all marital interest she may have to said property.

Jonathan Caleb Piltch-Loeb is now known as and is one and the same person as Jonathan Caleb Loeb.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plat of the Resubdivision (Partition) George W. Lester, Jr. Property, of record as Instrument Number 20110728-0057815, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20110830-0066916, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2506 Vaulx Lane, Nashville, Tennessee 37204**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this the 8th DAY OF JULY, 2026.

Jonathan Caleb Loeb

Grace Shelton Loeb

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN CALEB LOEB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2026.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GRACE SHELTON LOEB, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2026.

Notary Public
My Commission Expires:10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Joshua A. Terry, 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 7/8/2026.

Affiant Signature – Joshua A. Terry

7/9/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 7/9/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON