Karen Johnson Davidson County
Batch# 1447753 DEEDWARR
07/15/2026 04:11:30 PM 3 pgs
Fees: $18.00 Taxes: $6,197.50
20260715-0064145

WARRANTY DEED

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSE
COUNTY OF DAVIDSON Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,675,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of July, 2026

Notary Public

MY COMMISSION EXPIRES 5-16-29
(AFFIX SEAL)

File No. KS-26-1809

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brogee Ranch LLC	NEW OWNER	
(NAME)	(NAME)	159-10-0A-013.00-CO
5608 Ottershaw Court		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Laurence Branch Howard, III, a married man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brogee Ranch LLC, a Tennessee Limited Liability Company**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Ottershaw Subdivision, as shown on the plat of record in Book 7900, page 678, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for. a more complete and accurate description.

Being the same property conveyed to Laurence Branch Howard III and Jane E. Howard, husband and wife by Special Warranty Deed from Cumberland Trust & Investment Compnay, Trustee of the Juliana M. Morris 2012 Family Trust dated November 27, 2012 of record in Instrument No. 20201005-0115099 Register's Office for Davidson County, Tennessee, dated September 30, 2020 and recorded on October 05, 2020.

The said Jane E. Howard having since died on August 13, 2025, leaving Laurence Branch Howard, III, as surviving tenant by the entirety.

The subject property was not a principal residence for the grantors current spouse, therefor it is not subject to any marital rights therein.

This is property more commonly known as 5608 Ottershaw Court, Brentwood, TN 37027.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 genders.

Witness my/our hand this 13th day of July, 2026.

Laurence Branch Howard III

Laurence Branch Howard, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 13th day of July, 2026, before me personally appeared Laurence Branch Howard, III, 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 13th day of July, 2026.

Notary Signature
My commission expires:

DENISE L. COLM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/12/2030
DAVIDSON COUNTY

Certificate of Authenticity

I, Nick Harris, 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 7/14/26.

Affiant Signature

7/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 14 day of July, 2026.

Notary's Signature

My Commission Expires: 3/9/27

Date

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY