Karen Johnson Davidson County
Batch# 1449714 DEEDWARR
07/21/2026 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,628.00
20260721-0065757

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $440,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 9/3/29

(AFFIX SEAL)

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
206-A Cool Springs Blvd., Suite 104
Franklin, TN 37067

07-NSH26-11457

Address of New Owner:	Send Tax Bills to:	Tax Information:
Carter Shelton and Kaitlyn Shelton 708 Brent Glen Place Nashville, TN 37211		161-05-0B-018.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Audrey L. Young-Miller, unmarried**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Carter Shelton and Kaitlyn Shelton, husband and wife**, hereinafter called the Grantees, their successors 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. 18 on the Plan of P.U.D. Boundary Plat & Subdivision Plat For Brentwood Glen of record in Plat Book 7900, Page 189 (incorrectly identified as Plat Book 6900, Page 189 in prior deed of record), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
> Being the same property conveyed to Audrey L. Young-Miller, married by Warranty Deed from Frank Batson Homes, Inc of record in Book 8782, Page 23, Register's Office for Davidson County, Tennessee, dated November 05, 1992 and recorded on November 10, 1992 and re-recorded Deed recorded on January 12, 1993 and Book 8838, Page 157.
>
> Subejct property is not the marital residence of Grantor.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: **708 Brent Glen Place, Nashville, TN 37211**

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 16th day of July, 2026

Audrey L. Young-Miller

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Audrey L. Young-Miller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at Franklin, Tennessee, this 16th day of July, 2026.

Notary Public

My Commission Expires: 05 16 29

FAITH L LOWE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 July 16, 2026.

J. Carlton Drumwright

July 16, 2026
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on July 16, 2026.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY