Karen Johnson Davidson County
Batch# 1450360 DEEDWARR
07/22/2026 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $3,385.50
20260722-0066219

WARRANTY DEED

SYDNEY ANGELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED FIFTEEN THOUSAND AND 00/100 (915,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF JULY, 2026.

Notary Public

MY COMMISSION EXPIRES: 3.20.28
(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
MICHAEL MARKHAM AND CATHERINE LATSOMBATH (NAME)	**FIRSTBANK** (NAME)	**129 12 0 050.00**
6305 SAINT HENRY DRIVE NASHVILLE, TN 37205 (ADDRESS)	**722 COLUMBIA AVENUE FRANKLIN. TN 37064** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of July, 2026, the undersigned, **COREY BRANT AND FAITH BRANT, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **MICHAEL MARKHAM AND CAT LATSOMBATH, AKA CATHERINE LATSOMBATH, HUSBAND AND WIFE,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **6305 SAINT HENRY DRIVE, NASHVILLE, TN 37205** and more particularly described as follows:

Situate County of Davidson and state of Tennessee: being Lot Number Two Hundred Fifty-Eight (258) on the Plan of SECTION 1, WARNER PARK VALLEY, of record in 3600, Page (s) 12 through 14, inclusive, Register's Office for Davidson County, Tennessee, and described as follows:

Being at a point in the Easterly margin of Edwin Warner Drive, at the common corner of Lot Numbers 257 and 258; thence with the margin of said Drive Northeasterly 103 feet to the beginning of a curve; thence around said curve in a Northeasterly direction 39.3 feet to a point in the Southerly margin of St. Henry Drive; thence with the margin of the same, Easterly 92 feet to a point at the common corner of Lots Numbers 258 and 259; thence with the line between said lots Southerly 128 feet to a corner of Lot Number 257; thence with the line between Lot Numbers 257 and 258, Westerly 117 feet to the Point of Beginning.

Being the same property conveyed to Corey Brant and Faith Brant, Husband and Wife as Joint Tenants with Right of Survivorship, by Warranty Deed from Randy M. Lehmann and Rachel D. Lehmann, Husband and Wife, of record in Instrument No. 20240823-0064953, in the Register's Office of Davidson County, Tennessee, dated August 21, 2024 and recorded on August 23, 2024.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.

3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 14th day of July, 2026.

GRANTOR: COREY BRANT

STATE OF Florida)
COUNTY OF Osceola)

Personally, appeared before me, a Notary Public of the aforesaid authority, **COREY BRANT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence. BY MEANS OF ONLINE NOTARIZATION AND PROVIDED TN DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS my hand, at office, on this 14th day of July, 2026.

Jamila S. Grant
Notary Public

02/24/2029
My Commission Expires

Notarized online using audio-video communication technology

Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029

GRANTOR: FAITH BRANT

STATE OF Florida)
COUNTY OF Osceola)

Personally, appeared before me, a Notary Public of the aforesaid authority, **FAITH BRANT**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence. BY MEANS OF ONLINE NOTARIZATION AND PROVIDED TN DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS my hand, at office, on this 14th day of July, 2026.

Jamila S. Grant
Notary Public

02/24/2029
My Commission Expires

Notarized online using audio-video communication technology

Jamila S. Grant
Electronic Notary Public
State of Florida
Commission #: HH627452
Commission Expires: 02/24/2029

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 7/14/2026 (date of document).

Affiant Signature

7/17/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 17 day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

