Karen Johnson Davidson County
Batch# 1450675 DEEDWARR
07/22/2026 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20260722-0066630

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Carmen Coats
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of July, 2026

Notary Public

MY COMMISSION EXPIRES: 12/19/28
(AFFIX SEAL)

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Matthew Firestone and Christopher Firestone and Elizabeth Firestone	Pennymac Loan Services, LLC	50-11-A-102.00
(NAME)	(NAME) 9009 Corporate Dr.	
3137 Lauren Evelyn Way		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Tampa, FL 33634	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20260985

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, **LaToya M. Brown, unmarried** , hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Matthew Firestone and Christopher Firestone and Elizabeth Firestone, as joint tenants with right of survivorship**,, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 102 as shown on the map entitled Timberwood Cluster Lot Development of record in Inst. No. 20080211-0013669, Register's Office for Davidson County, Tennessee to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Kenneth Brown, married, by Warranty Deed from Michelle D. Stewart, unmarried, dated 11/18/2019, and filed of record in Inst. No. 20191122-0120738, Register's Office for Davidson County, Tennessee.

Kenneth Brown conveyed said property to Kenneth Brown and Latoya M. Brown, husband and wife, by Quitclaim Deed dated 11/09/2020, and filed of record in Inst. No. 20200310-0026633, Register's Office for said County. The said Kenneth Brown having died on or about 01/05/2022, leaving the said LaToya M. Brown the surviving tenant by the entirety and sole owner of said land.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Inst. No. 20080211-0013672; 20080228-0019666 and 20090603-0051069 (as amended by release of record in Inst. No. 20090930-0090745), Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Unimproved ☐

This is improved ☒ property, known as 3137 Lauren Evelyn Way, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 17th day of July, 2026

LaToya M. Brown

STATE OF Tennessee
County OF Sumner

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, LaToya M. Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th of July, 2026.

Notary Public
My Commission Expires: 4/29/30



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 17. 2026

Affiant Signature

22nd day of July, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 22nd day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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