Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr, Suite 140
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260654667

Karen Johnson Davidson County
Batch # 1451116 DEEDWARR
07/23/2026 09:09:56 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50
20260723-0066808

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $415,000.00.

Faith E. Wilson
Affiant

Subscribed and sworn to before me, this 22nd day of July, 2026.

Notary Public
My Commission Expires:

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Faith E. Wilson 612 Hannah Ridge Ct Antioch TN 37013	New Owner	Tax Parcel ID No. 173-11-0A-058.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephen C. Brassel and Mandi T. Brassel, husband and wife** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Faith E. Wilson, unmarried** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

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. 29 on the Plan of Section Two, Stanford Village, of record in Plat at Instrument No. 20010226-0017614, 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 Stephen C Brassel and Mandi T Brassel joint tenants by Warranty Deed from Sandra W Jaudon of record in Instrument No. 20160418-0036896 Register's Office for Davidson County, Tennessee, dated April 13, 2016 and recorded on April 18, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2026, a lien not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument No. 20010226-0017614, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20000203-0011283, Instrument No. 20000228-0019107, Instrument No. 20000301-0020280, Instrument No. 20010319-0026310, Instrument No. 20020123-0009420 and Instrument No. 20041108-0134204, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons

By-Laws of record in Instrument No. 20000217-0016311, in the Register's Office for Davidson County, Tennessee.

Charter for Stanford Village Homeowners Association, Inc. of record in Instrument No. 20000217-0016310, in the Register's Office for Davidson County, Tennessee.

Columbia Gulf Transmission Company (a Natural Gas Company under the Act of Congress of June 21, 1938, 15 U.S.C.A. 717), a Delaware Corporation of record in Book 4229, Page 43, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 11517, Page 992, in the Register's Office for Davidson County, Tennessee.
Easement in favor Metropolitan Government of Nashville and Davidson County of record in Book 9466, Page 794, in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Book 4218, Page 425 in the Register's Office for Davidson County, Tennessee.
Easement(s) of record in Instrument No. 20000724-0072956 and Instrument No. 20080701-0067588, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement SC Ventures. L. P and Phillips Builders. Inc of record in Book 11263, Page 503, in the Register's Office for Davidson County, Tennessee.
Columbia Gulf Transmission Company (a Natural Gas Company under the Act of Congress of June 21, 1938, 15 U.S.C.A. 717), a Delaware Corporation of record in Book 4218, Page 425, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement Davidson County, Tennessee of record in Book 2739, Page 637, in the Register's Office for Davidson County, Tennessee.
Final Order of record in Book 2590, Page 545, in the Register's Office for Davidson County, Tennessee.
Agreement Regarding use of property for Flood Plain Calculations of record in Book 11493, Page 254, in the Register's Office for Davidson County, Tennessee.
Right of Way Easement Davidson County, Tennessee, of record in Book 2740, Page 181, in the Register's Office for Davidson County, Tennessee.
Easement for Ingress and Egress of record in Book 11263, Page 521 and Book 11263, Page 506, in the Register's Office for Davidson County, Tennessee.
Easement to Bellsouth of record in Instrument Number 20010329-0030191, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 612 Hannah Ridge Ct Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 22nd day of July, 2026.

Stephen C. Brassel

Mandi T. Brassel

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Stephen C. Brassel and Mandi T. Brassel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22nd day of July, 2026.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires February 2, 2030