Karen Johnson Davidson County
Batch# 1451335 DEEDWARR
07/23/2026 03:51:30 PM 4 pgs
Fees: $23.00 Taxes: $4,070.00
20260723-0067342

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-26-2689

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00

Lili Vaught
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 23rd day of July, 2026

Emilee Barrett
Notary Public

Commission Expires: 4/22/30

EMILEE BARRETT
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Address of New Owner	Send Tax Bills To:	Map & Parcel
Charles Petrilla and Greta Petrilla 2109 A 11th Avenue South Nashville, TN 37204	New Owner	105130Z00200

WARRANTY DEED

FOR AND IN 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,

Charles E. Brymer and Tracy M. Brymer, Co-Trustees of Charles E. Brymer and Tracy M. Brymer Family Trust dated April 29, 2016

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Charles Petrilla and Greta Petrilla, husband and wife

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:

Land in Davidson County, Tennessee, being Unit No. B, as shown on the plat attached as Exhibit "B" to the Declaration Covenants, Conditions and Restrictions for 2109 11th Avenue South, a Horizontal Property Regime with Private Elements, which is a planned unit development, of record in Instrument No. 20140822-0076823, Register's Office for said County, to which reference is hereby made of a more particular description of said property.

BEING the same property conveyed by Warranty Deed from Cates Builders, LLC, a Tennessee limited liability company to Charles Brymer and Tracy Brymer, husband and wife, recorded October 9, 2015, as Instrument No. 20151009-0103406 in Davidson County, Tennessee Register of Deeds. Consideration for conveyance in the amount of $635,000.00.

BEING the same property conveyed by Quit Claim Deed from Charles Brymer and Tracy Brymer, husband and wife to Charles E. Brymer and Tracy M. Brymer, Co-Trustees of The Charles E. Brymer and Tracy M. Brymer Family Trust, recorded September 29, 2016, as Instrument No. 20160929-0102875 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2109 A 11th Avenue South, Nashville, TN 37204

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 so 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.

Dated this the 23rd day of July, 2026.

Charles E. Brymer and Tracy M. Brymer Family Trust dated April 29, 2016

By:_____
Charles E. Brymer, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of July, 2026, before me personally appeared Charles E. Brymer, Co-Trustee of Charles E. Brymer and Tracy M. Brymer Family Trust dated April 29, 2016, 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 23rd day of July, 2026.

Karen R. Campbell
Notary Signature
My commission expires: May 8, 2029

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 8, 2029

Dated this the 23rd day of July, 2026.

Charles E. Brymer and Tracy M. Brymer Family Trust dated April 29, 2016

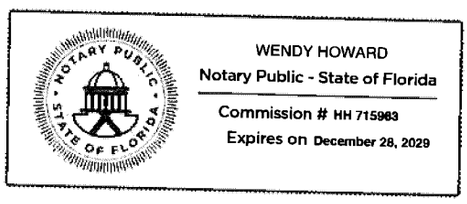
By: Tracy M. Brymer
Tracy M. Brymer, Co-Trustee

STATE OF Florida
COUNTY OF Pasco

On this 23rd day of July, 2026, before me personally appeared Tracy M. Brymer, Co-Trustee of Charles E. Brymer and Tracy M. Brymer Family Trust dated April 29, 2016, 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, verified ID using DRIVER LICENSE

Witness my hand, at office, this 23rd day of July, 2026.

Wendy Howard
Notary Signature
My commission expires: 12/28/2029



Notarized remotely online using communication technology via Proof.

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Emilee Barrett, 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 7/23/26 (date of document).

Emilee Barrett
Affiant Signature

7/23/26
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of July, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 12/2/28

NOTARY'S SEAL

