This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9712-MC

Karen Johnson Davidson County
Batch# 1451474 DEEDWARR
07/24/2026 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20260724-0067599

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $570,000.00.

Affiant

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

Notary Public
My Commission Expires: 3-21-2028

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Maria Thereza Pinho de Almeida Guimaraes and Pinho de Almeida Guimaraes 6716 Rodney Court Nashville, TN 37205	NEW OWNER	141 05 0A 170.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Caroline Lawrence Brown and Austin Miller Brown, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Maria Thereza Pinho de Almeida Guimaraes and Pinho de Almeida Guimaraes, wife and husband, as tenants by the entirety** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 170 on the Plan of AVONDALE PARK, PHASE 2, SECTION 4 as shown on the plan of record in Instrument No. 20110208-0011100 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Caroline Lawrence Brown and Austin Miller Brown, wife and husband, by Warranty Deed from James Jacobs, a married man, of record in Instrument No. 20220928-0107073, in the Register's Office of Davidson County, Tennessee, dated September 27, 2022 and recorded on September 28, 2022.

This is ☒ improved or ☐ unimproved property located at: **1452 Scarcroft Lane, Nashville, TN 37221**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 22nd day of July, 2026

GRANTOR:

Caroline Brown

Caroline Lawrence Brown

Austin Miller Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Caroline Lawrence Brown and Austin Miller Brown,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 22nd day of July, 2026.

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov 17, 2029

Notary Public
My Commission expires: 11/17/2029

I, Kirsten Virden, 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 7-22-26 (date of document).

Kirsten Virden

Affiant Signature

Date: 7-22-2026

State of Tennessee

County of Davidson

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

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

