Karen Johnson Davidson County
Batch# 1451829 DEEDWARR
07/27/2026 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20260727-0068097

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20 day of July, 2026.

(Affix Seal) Notary Public

My Commission Expires: 3-20-28

2026-06-4326

SYDNEY ANGELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Stephanie Brauchie<br>3115 Patcham Drive #103<br>Nolensville, TN 37135 | NEW OWNER | Map/Parcel<br>188-10-0H-103.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Rachel Hughes, formerly known as Rachel Conner, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Stephanie Brauchie, an unmarried woman**, hereinafter called the GRANTEE, her heirs and assigns, that 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. 103, as established by Declaration of Covenants, Conditions and Restrictions for Carothers Farm Stacked Flats, a Condominium Development, of record as Instrument No. 20180917-0092013, Instrument No. 20210120-0008752, Instrument No. 20210629-0087678 and the sixth Supplement to the declaration of covenants, conditions and Restriction of Carothers Farms Stacked Flats (Annexing Building 383), of record in Instrument Number 20210629-0087676 and being shown on Plat attached thereto as Exhibit "B", 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 Rachel Conner, an unmarried woman by Warranty Deed from Regent Homes LLC, a Tennessee limited liability company of record in Instrument No. 20220614-0068024 Register's Office for Davidson County, Tennessee, dated June 13, 2022 and recorded on June 14, 2022.

This conveyance is subject to the following: Davidson County property taxes for the year 2026, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 3115 Patcham Drive, #103, Nolensville, TN 37135.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Rachel Hughes warrants and affirms that the above-described real property is not now and has never been her spouse's primary residence.

Effective the 20 day July, 2026.

Rachel Hughes

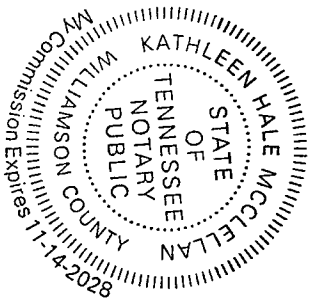
Rachel Hughes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 day of July, 2026, before me personally appeared Rachel Hughes, 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 20 day of July, 2026.

Notary Signature
My commission expires:



**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 7/20/26. (date of document).

Affiant Signature

7/27/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 27 day of July, 2026

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

