This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-9629-SS

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $335,500.00.

Affiant

Subscribed and sworn to before me, this the 30th day of July, 2026.

Notary Public
My Commission Expires: 4-22-28

KIM ROGERS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

Karen Johnson Davidson County
Batch# 1455467 DEEDWARR
08/04/2026 08:56:30 AM 4 pgs
Fees: $23.00 Taxes: $1,241.35
20260804-0071462

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Stephen Andre Brown, Jr. 3217 Dockside Drive Nashville, TN 37076	Gateway Mortgage, a division of Gateway First Bank 9145 Cross Park Dr., Ste 101 Knoxville, TN 37923	086-09-0-044

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Paige K Fiscu, a married woman** (individually and/or collectively, "Grantor"), transfer and convey unto **Stephen Andre Brown, Jr. and Angela Dawn Brown, husband and wife** (individually and 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 Lot No. 52 on the plan of Lakeside Woods Estates, Section Three, of record in Plat Book 7900, pages 218-220, Registers Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James B. Derryberry and wife, Kathleen Derryberry by Warranty Deed from David McDaniel, dated 01/15/2016, of record in Instrument No. 201604180036942, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Page K. Derryberry by Quitclaim Deed from James B. Derryberry and wife, Kathleen Derryberry, dated 05/09/2023, of record in Instrument No. 202605190044684, Register's Office for Davidson County, Tennessee.

The said Paige K Derryberry, having since married Andrew Fiscu, and is now known as Paige K Fiscu, being one and the same person.

Andrew Fiscu, the spouse of Paige K Fiscu joins in this conveyance to convey any marital interest he may have in said property.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other. easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

This is improved property located at: **3217 Dockside Drive, Nashville, TN 37076.**

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 we do covenant with the said Grantee that I/we are lawfully seized and possessed of said land in fee simple, have 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, inclusive of 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 30th day of July, 2026.

GRANTOR:

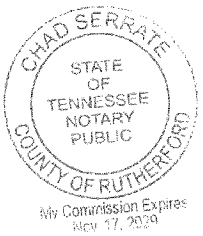
Paige K Fiscu

Paige Kendall Fiscu

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Paige Kendall Fiscu, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of July, 2026.



Notary Public
My Commission expires: 11/17/2029

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2026.

GRANTOR:

Andrew Alexander Fiscu

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew Alexander Fiscu, 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 he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **27**th day of July, 2026.

Notary Public
My Commission expires: _____

ALICIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 11-21-2027

CERTIFICATE OF AUTHENTICITY

I, Lissa Groom do hereby make oath that I am a licensed attorney and/or 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 30, 2026.

Lissa Groom
Affiant
Date: July 30, 2026

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 30 day of July, 2026

Kim Rogers
Notary Public

My Commission Expires: 4/22/2028

KIM ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON