WARRANTY DEED

Karen Johnson Davidson County
Batch# 1456111 DEEDWARR
08/06/2026 10:19:30 AM 3 pgs
Fees: $18.00 Taxes: $2,339.47
20260806-0072392

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $632,290.00.

Affiant

Subscribed and sworn to before me, this the 3rd day of August, 2026.

Notary Public

My commission expires: OCTOBER 4, 2027

(AFFIX SEAL)

JEFFREY S. BENZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Ian Brown	New Owner	084-08-0-004.00
2824 Windemere Dr		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

George P. Howard, Trustee of The Howard Family Revocable Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ian Brown

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 Lot No. 12 on the Plan of Sunny Acres, Section Two, of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being all the same property conveyed to G. Phil Howard and wife, Sharon H. Howard, by Warranty Deed dated May 5, 1988, from Jerry M. Wilkes and wife, Linda G. Wilkes, of record in Book 7544, Page 548, Register's Office for Davidson County, Tennessee. The said property was further conveyed to G. Phil Howard and Sharon H. Howard, as Co-Trustees of the Howard Family Revocable Trust, U/A dated March 20, 2025, by Quitclaim Deed dated March 20, 2025, from G. Phil Howard and Sharon H. Howard of record in Instrument No. 20250422-0030759, said Register's Office. Further reference is made to Quitclaim Deed of Correction recorded simultaneously herewith, of record in Instrument No. 202608060072391, said Register's Office.

THE conveyance of the above described parcel of land is subject to the following:

Taxes for the year 2026, and all subsequent years not yet due and payable. Map and Parcel 084-08-0-004.00.

1. All matters shown on the Plan of record in Plat Book 2663, Page 39, Register's Office for Davidson County, Tennessee.

2. Restrictive Covenants of record in Book 2736, Page 124, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book

4545, Page 277, said Register's Office.

4. Restrictive Covenant for Detached Structure of record in Instrument No. 20201207-0141731, said Register's Office.

This is improved property, known as 2824 Windemere Dr, Nashville, TN 37214.

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(S) that I/we am/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this 3rd day of August, 2026.

~~The Howard Family Revocable Trust~~

By: George P. Howard
Signed with Stavvy
George P. Howard, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, an Electronic Notary Public of the State and County aforesaid, personally appeared through audio and video communication, George P. Howard, Trustee of The Howard Family Revocable Trust, 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 executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of August, 2026.

Daniel Scarborough
Signed with Stavvy
Notary Public

My Commission Expires: 1/ 7/2030

DANIEL SCARBOROUGH
State of Tennessee Notary Public
County of Williamson
My Commission Expires January 7, 2030

Online Notary Public - Notarized remotely via audio/video communication using Stavvy

I, Christy Tesch, 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 3rd day of August, 2026.

Date: 3rd day of August, 2026

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3rd day of August, 2026.



Notary Public
My commission expires: 5/12/2030