Karen Johnson Davidson County
Batch# 1456289 DEEDWARR
08/06/2026 01:32:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20260806-0072611

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-3233

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2026

Notary Public

Commission Expires: 11/15/28

TIARRA GRAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Rachel Smith 2417 Brasher Avenue, A Nashville, TN 37206	Lending Hand Mortgage, LLC 510 Lentz Drive Madison, TN 37115	072-13-1C-001.00-CO

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, **Emily Elizabeth Zimmer and Veronica Sanchez, as joint tenants with right of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Rachel Smith, As Sole Ownership

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. 2417A on the Plan of The Townhomes at 2417 Brasher Avenue as set forth in Exhibit "B" of the Master Deed of record in Instrument No. 20190322-0026243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Emily Elizabeth Zimmer and Veronica Tamara Sanchez, as joint tenants with right of survivorship by Warranty Deed from MTA Acquisitions LLC, a Tennessee limited liability company of record in Instrument No. 20190705-0065922 Register's Office for Davidson County, Tennessee, dated July 03, 2019 and recorded on July 05, 2019.

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: 2417 Brasher Avenue, A, Nashville, TN 37206.

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 3rd day of August, 2026.

Emily Elizabeth Zimmer

Veronica Tamara Sanchez

STATE OF TENNESSEE
COUNTY OF Sumner

On this 3rd day of August, 2026, before me personally appeared Emily Elizabeth Zimmer, Veronica Tamara Sanchez ~~and~~ 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 3rd day of August, 2026.

Notary Signature
My commission expires: 12-1-27

JOHN C BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, Joshua A. Terry, 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 8/13/26.

Affiant Signature – Joshua A. Terry

8/14/26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/14/26.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5.10.27