Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crossent Centre Dr., Suite 140
Franklin, TN 37067

Name and Address of New Owner:
Jake Barr
741 Fox Ridge Drive
Brentwood, TN 37027

Send Tax Statements To:

Karen Johnson Davidson County
Batch # 1456435 DEEDWARR
08/07/2026 10:07:33 AM 2 pgs
Fees: $13.00 Taxes: $1,073.00
20260807-0072839

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-26071037

Map and Parcel: 160-14-0C-041.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jaime Lyn Kemp now known as Jaime Kemp Sanderson, as a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Jake Barr, a single man** 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. 741, on the Horizontal Property Regime for BRENTWOOD TRACE CONDOMINIUMS, SECTION II, as recorded in the Master Deed of record in Plat Book 5200, Page(s) 376 and 377, and described in a Master Deed of record in Book 5818, Page 915 with amendment to By-Laws recorded in Book 5868, Page 70 and Instrument No. 20240607-0042854, in the Register's Office for Davidson County. Tennessee, to all of which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.

Being the same property conveyed to Jaime Lyn Kemp, an unmarried person by Warranty Deed from Vasisht Ramasubramanian and Kristen Alexandria Crowe, husband and wife of record in Instrument No. 20191127-0122810, Register's Office for Davidson County, Tennessee, dated November 25, 2019 and recorded on November 27, 2019.

This conveyance is subject to the following: Subject to all matters shown on the Plan of record in Plat Book 5200, Page (s) 376 and 377; The premises herein insured is a condominium apartment established pursuant to the provisions of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof and is subject to the By-Laws for the administration thereof; also subject to the easements, rights and interest in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Brentwood Trace of record in Book 5818, Page 915; Book 5524, Page 415 and Book 5545, Page 510; By-Laws of record in Book 5524, Page 424, Book 5537, Page 988, Book 5868, Page 70, Book 5818, Page 925 and in Instrument No. 20240607-0042854; Deed of Conveyance to Metropolitan Government of record in Book 6122, page 419; Book 6122, page 421; Book 5878, page 461 and Book 5878, page 489; Rules and Regulations of record in Book 5818, Page 949; Agreements for Dedication of Easement Water Mains and Appurtenances Favor of Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 5155, Page 164; Agreements for Dedication of Easement Water Mains and Appurtenances Favor of Metropolitan Government of Nashville and Davidson County Tennessee, of record in Book 5155, Page 169; Storm Water Detention Agreement of record in Book 5861, Page 411; Creation of easement with reference to Plat in Book 4831, Page 125; Creation of Easement with reference to Plat in Book 4460, Page 110, all in the Register's Office for Davidson County, Tennessee.

Jaime Lyn Kemp got married, conveys this property as a married woman, but this was never a primary or marital residence of her current spouse.
This conveyance is further 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, and (5) other matters of public record.

This is improved property known as: 741 Fox Ridge Drive, Brentwood, TN 37027

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 I do covenant with the said GRANTEES that I am 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 do further covenant and bind myself, my heirs and assigns, 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.

WITNESS my hand this 6th day of August, 2026.

Jaime Kemp Sanderson

State of Tennessee

County of Rutherford

Personally appeared before me, Jamie Kemp Sanderson with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 6th of August, 2026.

Tricia L. Ortiz
Notary Public
My Commission Expires: 12/02/28

TRICIA L. ORTIZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/02/2028
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $290,000.00.

Affiant Signature

Subscribed and sworn to before me, this 6th day of August, 2026.

Notary Public
My Commission Expires:

MACKENZIE BALTZ
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires November 14, 2029