Karen Johnson Davidson County
Batch# 1456763 DEEDWARR
08/10/2026 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $10,434.00
20260810-0073434

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,820,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
01/22/2029
DAVIDSON COUNTY

Y-C-26-755

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jonathan P. Tinker and Christina E. Tinker	**Same as New Owner's**	
(NAME)	(NAME)	
755 Bresslyn Rd.		**115-03-0-071.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRETT C. SWEET AND WIFE, MEREDYTHE SWEET,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JONATHAN P. TINKER AND CHRISTINA E. TINKER, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 143 on the Plan of Plan of Brook Meade, Section V of record in Plat Book 2133, Page 102, 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 Brett C. Sweet and wife, Meredythe A. Sweet by Warranty Deed from HR Properties of Tennessee, a Tennessee General Partnership of record in Instrument No. 20100107-0001507 Register's Office for Davidson County, Tennessee, dated January 05, 2010 and recorded on January 07, 2010.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 2133, Page 102, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 2291, Page 87, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20210304-0028490, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **755 Bresslyn Rd., Nashville, Tennessee 37205**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 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 the 6th DAY OF AUGUST, 2026.

Brett C. Sweet

Brett C. Sweet

Meredythe Sweet

Meredythe Sweet

STATE OF Tennessee

COUNTY OF Rutherford

Before me, Matt Deckard, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, BRETT C. SWEET, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 6th day of August, 2026.

Online Notary Public
My Commission Expires: 05/16/2027
(SEAL)

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

STATE OF Tennessee

COUNTY OF Rutherford

Before me, Matt Deckard, an Online Notary Public, in and for said County and State, personally appeared before me by audio-video communication, MEREDYTHE SWEET, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes herein set forth.

Witness my hand and official seal of office at this the 6th day of August, 2026.

Online Notary Public
My Commission Expires: 05/16/2027
(SEAL)

Notarized remotely using audio-video communication technology via Proof.

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
May 16, 2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

CERTIFICATE OF AUTHENTICITY

I, Stephanie Woodall, 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 08/06/2026.

Date

Stephanie Woodall
Affiant Signature

08/06/2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6th day of August, 2026.

Notary's Signature

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

~~My Commission Expires:~~ _____
Date

Notary's Seal (if on paper)