Karen Johnson Davidson County
Batch# 1457680 DEEDWARR
08/10/2026 04:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20260810-0073678

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $460,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-8-27
(AFFIX SEAL)

BRITTNEY WILLIAMS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 08, 2027

CLOSE # 3479

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)
Shelby Keith Mitchell and Lori Breaux	**Shelby Keith Mitchell and Lori Breaux**	
(NAME)	(NAME)	
3479 Golf Club Lane	**3479 Golf Club Lane**	**117-07-0F-001.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	**Nashville, TN 37215**	
(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, **DUNCAN GROSS, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHELBY KEITH MITCHELL AND LORI BREAUX, 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 Unit No. 1 of Brighton Court Condominium, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as shown on Exhibit "D" to the Master Deed of Brighton Court Condominium of record in Book 6629, Page 532, as supplemented in Book 6912, Page 158, and amended in Book 6912, Page 163 and Book 9315, Page 795 and amendment to Bylaws recorded in Book 10364, Page 141, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Duncan Gross by Warranty Deed from Dante J. Altieri, a single man of record in Instrument No. 20210913-0121888 Register's Office for Davidson County, Tennessee, dated September 10, 2021 and recorded on September 13, 2021.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 547, Page 156, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, by-laws, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6629, Page 532, amended in Book 6912, Page 163 and supplemented in Book 6912, Page 158, Book 9315, Page 795, and Book 10364, Page 141, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 6629, Page 564, amended in Book 10364, Page 141, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Book 6965, page 624 amended in Book 7936, Page 335, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage in favor of Metro Government in Book 4076, page 518, Register's Office for Davidson County, Tennessee
- Easements in favor of the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage of record in Book 4076, Page 522, in the Register's Office for Davidson County, Tennessee.
- Storm water detention agreement of record in Book 6436 , Page 578, 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: **3479 Golf Club Lane, Nashville, Tennessee 37215**.

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

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Witness my/our hand(s) this the 06 DAY OF AUGUST, 2026.

Duncan Ellis Gross
Duncan Gross

STATE OF NEW YORK
COUNTY OF CLINTON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DUNCAN GROSS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication technology

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Hale Title and Escrow, LLC
3020 Stansberry Lane, Suite 100
Franklin, TN 37069

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 8-16-26.

Date

Affiant Signature

8-16-26

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16 day of August, 2026.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03.12.2029