This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9592-AP

Karen Johnson Davidson County
Batch# 1459428 DEEDWARR
08/13/2026 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,230.25
20260813-0075671

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $332,500.00.

Affiant

Subscribed and sworn to before me, this the 10th day of August, 2026.

CHARLES D LIGHTSEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 4/22/30

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Andrew James Brown 4576 Whites Creek Pike Whites Creek, TN 37189	USAA Federal Savings Bank 10750 McDermott Freeway San Antonio, TX 78288	040-00-0-191

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **William T. Fugok, an unmarried man** (individually and/or collectively, "Grantor"), transfer and convey unto **Andrew James Brown, an unmarried man** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 6, Mill Stream Subdivision, according to survey and plat of same appearing of record in Plat Book 7900, page 992, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to William T. Fugok, single man by Warranty Deed from Whitney A. Pendergrass and Todd J. Lee, wife and husband, dated June 29, 2021, recorded July 1, 2021, of record in Instrument No. 20210701-0089639, Register's Office for Davidson County, Tennessee.

This is improved property located at: **4576 Whites Creek Pike, Whites Creek, TN 37189**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of August, 2026.

GRANTOR:

William T. Fugok

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~TEXAS~~ Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William T. Fugok, 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 seal at office this 10th day of August, 2026.

Notary Public
My Commission expires: 3/4/2028

Frances R Hubbard

NOTARY PUBLIC STATE OF TEXAS
FRANCES R HUBBARD
Notary ID # 132387861
My Commission Expires
March 04, 2028

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 8-10-2026.

Affiant Signature — Date: 8-10-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 8-10-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY