Karen Johnson Davidson County
Batch# 1460270 DEEDWARR
08/18/2026 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20260818-0076852

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-9919-SC

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this the 12th day of August, 2026.

GRIFFIN S. DUNHAM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-4-2027

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Nicholas Peters McGinn, Jr. and Katja Russell 711 Brownlee Dr. Nashville, TN 37205	Movement Mortgage, LLC 8024 Calvin Hall Road Indian Land, SC 29707	119 06 0 139.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Steven Eugene Brady, a married man** (individually and/or collectively, "Grantor"), transfer and convey unto **Nicholas Peters McGinn, Jr. and Katja Russell, husband and wife** (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 Lot No. 120 on the Plan of Part of the W. C. Miller Home Place, Sterling Heights, Section Five of record in Plat Book 1835, Page 37, 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 Steven Eugene Brady, a married man, by Warranty Deed from Rakhima Ashurova, an unmarried woman, of record in Instrument No. 20190729-0074491, in the Register's Office of Davidson County, Tennessee, dated July 25, 2019 and recorded on July 29, 2019.

This is ☑ improved or ☐ unimproved property located at: **80 Peachtree Street, Nashville, TN 37210**

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 12th day of August, 2026.

GRANTOR:

Steven Eugene Brady by Griffin Dunham his Attorney-in-Fact

Steven Eugene Brady by Griffin Dunham, his Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Steven Eugene Brady, 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/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of August, 2026.

Notary Public
My Commission expires: 7/30/29



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 **August 12th, 2026**

Affiant Signature

08/12/2026
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this **August 12th, 2026**

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

