WARRANTY DEED

Karen Johnson Davidson County
Batch# 1462614 DEEDWARR
08/21/2026 10:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20260821-0077968

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $305,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 1-22-2030

(AFFIX SEAL)

ALEXIS STEWMAN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company
1524 Williams Dr. Suite 202, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Pamela Bradby-Watson	UWM	160-14-0C-040.00
(NAME) 740 Fox Ridge Drive	(NAME) 585 S BLVD E	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) PONTIAC, MI 48341	
(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 considerations, the receipt of which is hereby acknowledged, I/we **Rachel Jones, an unmarried woman and William Wilson, an unmarried man**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Pamela Bradby-Watson, unmarried woman**, hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being a Condominium Apartment in Davidson County, Tennessee, being Unit No. 740 of Brentwood Trace Condominiums, Section Two, horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on plan of record in Book 5200, Pages 376-77, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Rachel Jones and Wiliam Wilson by Warranty Deed from Gale D. Weiss, dated 03/28/2019, of record in Instrument No. 20190415-0034069, Register's Office for Davidson County, Tennessee.

This conveyance is 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, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 740 Fox Ridge Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 13th day of August, 2026.

Rachel Jones

Rachel Jones

William Wilson

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rachel Jones and William Wilson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 13th day of August, 2026.

Notary Public:
My Commission Expires: 2-2128

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RETURN TO:
Stewart Title Company
1524 Williams Dr. Suite 202
Murfreesboro, TN 37129

CERTIFICATE OF AUTHENTICITY

I, Alexis Steelman, 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 August 13, 2026

A R Steelman
Affiant Signature

8/17/2026
Date

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Sworn to and subscribed before me this 17th day of August, 2026.

Notary Public

(SEAL)

JESSICA ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 05-20-2029

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