WARRANTY DEED

Karen Johnson
Batch # 1465194
08/28/2026 03:24:33 PM
Fees: $13.00 Taxes: $814.00

Davidson County
DEEDWARR
2 pgs

20260828-0080062

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF AUGUST, 2026.

Notary Public

MY COMMISSION EXPIRES: 5/8/26

(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

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)
Michael F. Braun and Crystal R. Braun	SAME AS NEW OWNER	
(NAME)	(NAME)	**117-03-0C-136.00-CO**
3527 Richardson Avenue		
(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, **THE PATRICIA HARRALSON LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 22, 2010,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL F. BRAUN AND CRYSTAL R. BRAUN, 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:

A certain tract or parcel of Land in Davidson County, State of Tennessee, Described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 136 on the Plan of Hillsboro Place Condominiums of record in Plat Book 5200, page 725, as amended in Book 5200, pages 757 - 758, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Patricia Harralson, married by Warranty Deed from Stephen T. Jennings and Wife, Jessica W. Jennings of record in Instrument No. 20100923-0075610 Register's Office for Davidson County, Tennessee, dated September 21, 2010 and recorded on September 23, 2010.

Being the same property conveyed to Patricia Harralson, Trustee of the Patricia Harralson Living Trust under Agreement dated September 22, 2010 by Quitclaim Deed from Patricia Harralson of record in Instrument No. 20100923-0075611 Register's Office for Davidson County, Tennessee, dated September 22, 2010 and recorded on September 23, 2010.

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 5200, Page 725, as amended in Plat Book 5200, Page(s) 757 and 758, inclusive, 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 6244, Page 394, as supplemented in Book 6285, Page 209 and amendment recorded in Instrument No. 20170515-0048155, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 6265, Page 260, in the Register's Office for Davidson County, Tennessee.
- Sanitary Sewer Easement of record in Book 6255, Page 932, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6128, Page 852, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance to Metropolitan Government for water mains of record in Book 6255, Page 937, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3531, Page 592, in the Register's Office for Davidson County, Tennessee.
- Easements in favor of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 3965, Page 909, in the Register's Office for Davidson County, Tennessee.

- Easements in favor of Metropolitan Government of Nashville and Davidson County for Sanitary Sewers and/or Storm Drainage of record in Book 4158, Page 34, in the Register's Office for Davidson County, Tennessee.
- Easement for Road access and parking of record in Book 4240, Page 209 and Book 5221, Page 681, in the Register's Office for Davidson County, Tennessee.
- Easement for Achor Easement of record in Book 5870, Page 33, in the Register's Office for Davidson County, Tennessee.
- Easement for Public Utilities of record in Book 4653, Page 915 and Book 4633, Page 468, in the Register's Office for Davidson County, Tennessee.
- Grant of Easement of record in Instrument No. 20161021-0111268, in the Register's Office for Davidson County, Tennessee.
- Resolution of the Board of Directors for Hillsboro Place Homeowners' Association, Inc., of record in Instrument No. 20170615-0060259 and Instrument No. 20180717-0069522, 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: **136 Hillsboro Place, 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.

Witness my/our hand(s) this the 26th DAY OF AUGUST, 2026.

The Patricia Harralson Living Trust under Agreement dated September 22, 2010

BY: _____
Patricia Harralson
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA HARRALSON, TRUSTEE of THE PATRICIA HARRALSON LIVING TRUST UNDER AGREEMENT DATED SEPTEMBER 22, 2010, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 26th of August, 2026.

_____
Notary Public
My Commission Expires: 3.23.27
(SEAL)

Gregory D. Vadner
State of Tennessee Notary Public
Sumner County

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