THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 39248-05-2026** Prepared by: Record and Return To: Chapman and Rosenthal Title, Inc 10 Burton Hills Blvd., Suite 130 Nashville, TN 37215	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whi transfer is: $1,325,000.00. Affiant Subscribed and sworn to before me this 31st day of August, 2026. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch # 1468761 DEEDWARR
09/04/2026 10:31:25 AM 3 pgs
Fees: $18.00 Taxes: $4,902.50
20260904-0082407

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029

WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Jerry E. Foreman, Trustee and Lee A. Foreman, Trustee 122 Dunham Springs Lane Nashville, TN 37205	Jerry E. Foreman, Trustee and Lee A. Foreman, Trustee 122 Dunham Springs Lane Nashville, TN 37205	Map and Parcel No.: 116010A01300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Phonzie W. Brown and spouse, Nezalee P. Brown** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Jerry E. Foreman and Lee A. Foreman, Trustees of the Jerry & Lee Foreman Living Trust** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 122 Dunham Springs Lane, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 31st day of August, 2026.

Phonzie W. Brown

Nezalee P. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Phonzie W. Brown and Nezalee P. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of August, 2026.

Notary Public

My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2027

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 13 on the Plan of Dunham Springs Residential Planned Unit Development as of record in Plat book 6250, page 936, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Nezalee P. Brown by deed dated October 11, 2022 from John Cheek Eason and wife, Melissa Eason of record in Instrument No. 20101013-0082022, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated January 13, 2023 of record in Instrument No. 20230117-0003796, Register's Office for Davidson County, Tennessee, Nezalee P. Brown, married conveyed subject property to Christy W. Ivey, Trustee, who subsequently conveyed subject property to Phonzie W. Brown and spouse Nezalee P. Brown.

This conveyance is made subject to:

1. 2026 City/County Taxes, a lien, but not yet due and payable, which have been prorated by the parties and assumed by the Grantee.
2. Declaration of Covenants, Conditions By-Laws and Restrictions for Dunham Springs, of record in Book 6875, page 530, amended in Instrument No. 20080707-0069889, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Dunham Springs Homeowner's Association of record in Book 7008, page 977, Register's Office for Davidson County, Tennessee.
4. Charter of Incorporation of Dunham Springs Homeowner's Association of record in Book 6943, page 559, and in Book 8433, page 976, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Plan of record as Book 6250, page 936, Register's Office for Davidson County, Tennessee.
6. Easements to the Metropolitan Government of Nashville and Davidson County for sanitary sewers and/or storm drainage, of record in Book 4462, page 174 and Book 6380, page 360, Register's Office for Davidson County, Tennessee.