Karen Johnson Davidson County
Batch# 1474463 DEEDWARR
09/16/2026 04:02:30 PM 3 pgs
Fees: $18.00 Taxes: $724.83
20260916-0086408

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $195,900.00.

Affiant

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

Notary Public
My commission expires: 07/06/30

TAYLER GRENIER
TENNESSEE NOTARY PUBLIC
COUNTY OF COFFEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Tammy Ellis	Zillow Home Loans, LLC	164-12-0A 906.00
906 Old Fountain Place	2600 Michelson Drive, Suite 1201	
Hermitage, TN 37076	Irvine, CA 92612	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRITTANY LEIGH BRATTON, SINGLE WOMAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **TAMMY ELLIS, SINGLE WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 906 on the Plan of Section 2, Fox Run Condominiums, Final Plat of record in Book 5200, page 148, Register's Office for said County, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Leigh Bratton, single woman, by deed dated 02/25/2025, from the Secretary of Veterans Affairs, of record in Instrument No. 20250320-0020392, Register's Office for said County.

Also being the same property conveyed to Secretary of Veterans Affairs, an Officer of the United States, by deed dated 08/20/2024, from Nationstar Mortgage LLC D/B/A Mr. Cooper, of record in Instrument No. 20240911-0070102, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 906 Old Fountain Place, Hermitage, TN 37076.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 10th day of September, 2026.

Brittany Leigh Bratton

Brittany Leigh Bratton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Brittany Leigh Bratton, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 10th day of September, 2026.

My commission expires:

7/17/28

Notary Public

JOHN E. ELROD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 9/10/26 (date of document).

Affiant Signature

9/16/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 10th day of September, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202609160086408