Karen Johnson Davidson County
Batch# 1474927 DEEDWARR
09/18/2026 01:21:30 PM 3 pgs
Fees: $18.00 Taxes: $1,381.95
20260918-0087099

WARRANTY DEED

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-5-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $373,500.00.

A Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF SEPTEMBER, 2026.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 11/5/29

File #26-TC-2503-C

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Maya Victoria Agnew	MOVEMENT MORTGAGE, LLC	
(NAME)	(NAME)	**095 11 0 204.00**
2503 Merry Oaks Drive	9024 CALVIN HALL RD	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	INDIAN LAND, SC 29707	
(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,

BRANDI SPERL, A MARRIED WOMAN FKA BRANDI CROPPER,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

MAYA VICTORIA AGNEW, AN UNMARRIED WOMAN,

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:

Land in Davidson County, Tennessee, Being Lot 19 on the plan of MERRY OAKS SUBDIVISION SECTION II as of record in Plat Book 2133, Page 8, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Less and Except the property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee for right-of-way purposes of record in Book 8766, Page 729, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandi Cropper, an unmarried woman, by Warranty Deed from Isaac Bratkovich, a married man, of record in Instrument No. 20220525-0060951, in the Register's Office of Davidson County, Tennessee, dated May 20, 2022 and recorded on May 25, 2022.

This property was never the marital residence for the Grantor.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MERRY OAKS SECTION II, as recorded in Plat Book 2133, Page(s) 8.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2096, Page 1.
* Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 3827, Page 808.
* Easement for Right of Way for Roadway, recorded in Book 8766, Page 729.
* Easement for Driveway and Utility, recorded in Instrument No. 20200914-0104604 and Scrivener's Affidavit recorded in Instrument No. 20260720-0065587.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 2503 Merry Oaks Drive, Nashville, TN 37214.

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 28 day of August, 2026.

Brandi Sperl

STATE OF New York
COUNTY OF Clinton

On this 28 day of August, 2026, before me personally appeared Brandi Sperl, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and office this 28 day of August, 2026.

Notary Signature
My commission expires: 04/26/2027

Notarized online using audio-video communication technology

William Grones
Online Notary Public
State of New York
Clinton County
Commission #: 01GR0006371
Commission Expires: 04/26/2027

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 September 9, 2026

Affiant Signature

18th day of September, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18th day of September, 2026

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

202609180087099