Karen Johnson Davidson County
Batch# 1475508 DEEDWARR
09/21/2026 12:53:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20260921-0087552

WARRANTY DEED

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File No. KS-26-3653

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of September, 2026

Notary Public

MY COMMISSION EXPIRES: 8/13/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, LLC, 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anthony J. Quirk and Heather M. Quirk	**New Owner**	
(NAME)	(NAME)	
620 Nawakwa Trail	**Property**	063-01-0-009.01
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Charli Brown and Robert Brown, wife and husband,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Anthony J. Quirk and Heather M. Quirk, husband and wife,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 4 of the Nawakwa Hills Annex, as of record in Book 843, Page 64, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said westerly one-half of Lot No. 4, fronts 75 feet on the north side of Nawakwa Trail and runs back between parallel lines 300 feet to a dead line in the rear on which it measures 75 feet.

Being the same property conveyed to Charli Brown and Robert Brown by Warranty Deed from Hollace McKinley and Myrna McKinley, dated March 15, 2017 and recorded March 20, 2017 in Instrument No. 20170320-0026693, Register's Office of Davidson County, Tennessee.

This is property more commonly known as 620 Nawakwa Trail, Madison, TN 37115.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2026 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Witness my/our hand this 15th day of September, 2026.

Charli Brown

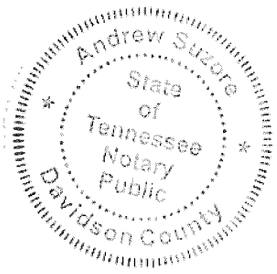
Robert Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2026, before me personally appeared Charli Brown and Robert Brown, 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, at office, this 15th day of September, 2026.

Notary Signature
My commission expires: May 6, 2028



Certificate of Authenticity

I, Krystal Schuster, 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 9/15/26.

Date

Affiant Signature

9/15/26
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 15 day of September, 2026.

Notary's Signature

CHRISTEN T. RABE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 1/30/27
Date

Notary's Seal (if on paper)