This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-10198-AP

Karen Johnson Davidson County
Batch# 1476535 DEEDWARR
09/23/2026 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20260923-0088094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $720,000.00.

Affiant

CHAD SERRATE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

Subscribed and sworn to before me, this the 17th day of September, 2026.

Notary Public
My Commission Expires: 11/17/2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Shane T. Brinkley Caitlyn M. Brinkley 824 Roseview Dr. Nashville, TN 37206	Acrisure Mortgage 189 South Orange Avenue Ste 970 Orlando, FL 32801	084-01-0-109

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Donna J. Bailey and John Bailey, wife and husband** (individually and/or collectively, "Grantor"), transfer and convey unto **Shane T. Brinkley and Caitlyn M. Brinkley, husband and wife** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being all of Lot No. 47, Section One, Rose Estates, according to survey and plat of same appearing of record in Book 3600, page 37, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Donna J. Bailey and John Bailey, wife and husband by Quitclaim Deed from Donna J. Bailey fka Donna J. Few, joined in execution by her husband John Bailey, dated January 22, 2007, recorded February6, 2007, of record in Instrument No. 20070206-0015506, Register's Office for Davidson County, Tennessee.

This is improved property located at: **824 Roseview Drive, Nashville, TN 37206**

This conveyance is made subject to 1) property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of September, 2026.

GRANTOR:

Donna J. Bailey

John Bailey

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donna J. Bailey and John Bailey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 17th day of September, 2026.

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 1/22/2029

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 9-17-2026.

Affiant Signature — Date: 9-17-2026

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9-17-2026.

Notary's Signature

My Commission Expires: 9-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY