Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1476563
09/23/2026 09:42:59 AM
Fees: $13.00 Taxes: $8,140.00

Davidson County
DEEDWARR
2 pgs

20260923-0088130

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

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $2,200,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 24th day of September, 2026.

NOTARY PUBLIC

My commission expires:_____

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jennifer Kassity	SAME AS NEW OWNER	117-13-0S-001-00.CO
(NAME)	(NAME)	
1627 W Main St #284		
(ADDRESS)	(ADDRESS)	
Bozeman, MT 59715		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Bagwell Construction Co., LLC and Mark T. Brown Construction, Inc.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Jennifer Kassity, unmarried woman** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. A on the Plan of Homes at 3916 Caylor Drive, a Horizontal Property Regime with Private Elements of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restriction at Instrument No. 20220610-0066188, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a part of the same property conveyed to Chris Bagwell, married, and Mark T. Brown, married, as tenants in common by Warranty Deed from Mary Ann T. Pangle, being one and the same person as Mary Ann Pangle, unmarried, dated April 20, 2022 and recorded April 21, 2022 in Instrument No. 20220421-0046111, Register's Office of Davidson County, Tennessee.

Being a part of the same property conveyed to Bagwell Construction Co. and Mark T. Brown Construction Inc., by Quitclaim Deed from Chris Bagwell, married, and Mark T. Brown, married, as tenants in common, dated March 15, 2023 and recorded April 3, 2023 in Instrument No. 20240403-0023244, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 3916A Caylor Drive, Nashville, TN 37215.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered,

except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 18th day of September, 2026.

Bagwell Construction Co., LLC

BY: _____ SOLE MEMBER
Christopher Bagwell, Sole Member

Mark T. Brown Construction, Inc.

BY: _____ PRES
Mark T. Brown, President

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Christopher Bagwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be Sole Member of Bagwell Construction Co., LLC, the within named bargainor, a limited liability company, and that such Sole Member executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Bagwell Construction Co., LLC as Sole Member.

Witness my hand and official seal, this the 18th day of September, 2026.

_____
Notary Public
My Commission Expires:

TAYLOR CLARKE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28, 2030
COUNTY OF WILSON

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary Public, personally appeared Mark T. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Mark T. Brown Construction, Inc., the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Mark T. Brown Construction, Inc. as President.

Witness my hand and official seal, this the 18th day of September, 2026.

_____
Notary Public
My Commission Expires:

TAYLOR CLARKE
TENNESSEE NOTARY PUBLIC
My Comm Exp. May 28, 2030
COUNTY OF WILSON