WARRANTY DEED

Karen Johnson
Batch # 1476708
09/23/2026 01:46:41 PM
Fees: $18.00 Taxes: $2,349.50

Davidson County
DEEDWARR
3 pgs

20260923-0088310

MJ-ON-26-5541

MARGARET R MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/22/2029
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF SEPTEMBER, 2026.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Kelly Bronson	**Mortgage Research Center LLC DBA Veterans United Home Loans**	
(NAME) **5541 Mulligan Court**	(NAME) **1400 Forum Blvd, Suite 18**	**085-04-0A-439.00-CO**
(ADDRESS) **Hermitage, TN 37076**	(ADDRESS) **Columbia, MO 65203**	
(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, **PETER B SPECTOR AND JILL SPECTOR, TRUSTEES OF THE SPECTOR TRUST DATED AUGUST 14, 2024, AND ANY AMENDMENTS THERETO,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KELLY BRONSON, AN UNMARRIED MAN,** 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 No. 439, On The Plan of Revision to The Final Plat The Reserve at Stone Hall (Formerly Eversong At Ravenwood) Phase 2, Section 1 Planned Unit Development, As Shown on Plat Of Record In Instrument 20181217-0122497, Register's Office for Davidson County, Reference to Which is Hereby Made for a More Complete Description.

Being the same property conveyed to Peter B. Spector and Jill Spector, husband and wife by Warranty Deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20181221-0124182 Register's Office for Davidson County, Tennessee, dated December 20, 2018 and recorded on December 21, 2018.

Being the same property conveyed to Peter B Spector and Jill Spector, Trustees of The Spector Trust Dated August 14, 2024, and Any Amendments Thereto by Warranty Deed from Peter B Spector and Jill Spector, husband and wife of record in Instrument No. 20240930-0075712 Register's Office for Davidson County, Tennessee, dated September 30, 2024 and recorded on September 30, 2024.

This conveyance is subject to:
- Taxes for the year 2026 and subsequent years.
- Subject to all matters shown on the Plan of record in Instrument No. 20180125-0007876 and Instrument No. 20181217-0122497, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20090310-0021482, as amended in Instrument No. 20090407-0031921, Instrument No. 20090515-0044929 and as further amended and restated in Instrument No. 20090623-0058338, as further amended and restated in Instrument No. 20120202-0009628, and Instrument No. 20120207-0011118, Register's Office for Davidson County, Tennessee.
- Flowage Easement in favor of United States of America of record in Book 2244, Page 399, Register's Office for Davidson County, Tennessee.
- Easement for Water Line of record in Book 4212, Page 147, Register's Office for Davidson County, Tennessee.
- Easement Agreement of record in Book 7292, Page 968, Register's Office for Davidson County, Tennessee.
- Easement for Conservation Greenway of record in Instrument No. 20011024-0116287, Register's Office for Davidson County, Tennessee.
- Easement for water mains and appurtenances of record in Instrument No. 20030328-0040734, Register's Office for Davidson County, Tennessee.

- Easement for waterline & maintenance over subject property contained in Deed of record in Instrument No. 20060801-0093487, Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument No. 20060809-0097670 and Instrument No. 20070730-0089806, Register's Office for Davidson County, Tennessee.
- Certification of Grant of Right of Way and Road Construction of record in Instrument No. 20090421-0036252, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20090615-0055321, Register's Office for Davidson County, Tennessee.
- Agreed Order of record in Instrument No. 20100106-0001301, Register's Office for Davidson County, Tennessee. (Road Connector Easement)
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20170419-0038221, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5541 Mulligan Court, Hermitage, Tennessee 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 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 22nd DAY OF SEPTEMBER, 2026.

Peter B Spector and Jill Spector, Trustees of The Spector Trust Dated August 14, 2024, and Any Amendments Thereto

BY: _____
Peter B Spector
Trustee

BY: _____
Jill Spector
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PETER B SPECTOR, TRUSTEE of THE SPECTOR TRUST DATED AUGUST 14, 2024, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of September, 2026.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

_____
Notary Public
My Commission Expires: _____
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL SPECTOR, TRUSTEE of THE SPECTOR TRUST DATED AUGUST 14, 2024, AND ANY AMENDMENTS THERETO, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 22nd of September, 2026.

STEVEN G. WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-20-2027

_____
Notary Public
My Commission Expires: _____
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212