Karen Johnson Davidson County
Batch# 1476760 DEEDWARR
09/23/2026 03:42:30 PM 3 pgs
Fees: $18.00 Taxes: $1,572.13
20260923-0088404

WARRANTY DEED

TAYLOR JANDRO NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 01/24/2028 DAVIDSON COUNTY

File No. RR-26-3692

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $524,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2026

Notary Public

MY COMMISSION EXPIRES:
(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
Hayley Diggs and Hueston Nelson	NEW OWNER	
209 Glenstone Circle		171-02-0A-100.00-CO
Brentwood, TN 37027		

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, **Nashville Properties LLC, a Florida limited liability company,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Hayley Diggs, an unmarried woman and Hueston Nelson, an unmarried man, as tenants in common,** 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:

A certain condominium apartment in Davidson County, Tennessee, described as Unit No. 100 Phase 3B, Brentwood Villa, a Condominium, a Horizontal Property Regime, located on Glenstone Circle, Davidson County, TN, as shown on the plat of Phase 3B, Brentwood Villa, Condominium Apartments, recorded in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, said Register's Office, and described in a master deed recorded in Book 6923, Pages 943 and 986, said Register's Office, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of Phase 3B, Brentwood Villa, condominium apartments contained in the master deed recorded in Book 6923, Pages 943 and 986, and by-laws recorded in Book 7423, Page 567, Book 8074, Page 564, Book 7035, Page 115, Book 7101, Page 730, as re-recorded in Book 7143, Page 18, Book 7266, Page 84 and Book 7423, Page 574, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein.

Being the same property conveyed to Nashville Properties LLC by Warranty Deed from Joycelyn Smith, married of record in Instrument No. 20161004-0104822 Register's Office for Davidson County, Tennessee, dated October 03, 2016 and recorded on October 04, 2016.

This is property more commonly known as 209 Glenstone Circle, Brentwood, TN 37027.

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.

Witness my/our hand this 14 day of September, 2026.

Nashville Properties LLC, a Florida Limited Liability Company

By: _____
Ronald M. Bergeron, Sr., Priority Manager

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of physical presence, this 14 day of September, 2026, by Ronald M. Bergeron, Sr., Priority Manager of Nashville Properties LLC, a Florida Limited Liability Company, on behalf of the company, (✓) who is/are personally known to me or (__) who has/have produced _____ as identification.

_____
Signature of Notary Public

_____
Print, Type/Stamp Name of Notary

STEVEN WALDMAN
Notary Public - State of Florida
Commission # HH 652001
My Comm. Expires Mar 16, 2029
Bonded through National Notary Assn.

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 14, 2026**

Affiant Signature

September 14, 2026

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **14** day of **September**, 20**26**.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY