Karen Johnson Davidson County
Batch# 1477471 DEEDWARR
09/25/2026 12:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260925-0089080

THIS INSTRUMENT PREPARED BY:
Sara O. Thomas, Esq.
August Law, PLLC
321 Billingsly Ct., Suite 23
Franklin, TN 37067

Address New Owner and Send Tax Bills To:
Marjorie Helen Sewell, Baron Wayne Sewell, & Linda Elizabeth Rader,
Trustees of Marjorie's Trust dated September 21, 2026
9361 Barco Road
Brentwood, TN 37027

Map-Parcel Number: 181070AO6400CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Marjorie H. Sewell, an unmarried woman, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto Marjorie Helen Sewell, Baron Wayne Sewell, and Linda Elizabeth Rader, Trustees of Marjorie's Trust dated September 21, 2026, hereinafter called the GRANTEES, their heirs and/or assigns, a certain parcel of real estate situated in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Autumn View Formerly Brinkley Property Subdivision, Phase One, of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to NVR, Inc., a Virginia Corporation, by Deed dated June 25, 2018 from Green Trails, LLC, a Tennessee limited liability company, of record in Instrument No. 20180628-0062585, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Marjorie H. Sewell by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes, dated October 25, 2018 and recorded October 29, 2018, in Instrument No. 20181029-0106963, of record in the Register's Office for Davidson County, Tennessee. Said deed was subject to a Scrivener's Affidavit filed by Elizabeth Bell, of Settlement Services of Nashville, LLC, dated March 25, 2019 and recorded March 26, 2019 in the Register's Office for Davidson County, Tennessee. That affidavit corrected the spelling of the Grantee name to reflect the proper spelling of Marjorie H. Sewell.

This conveyance is made subject to:

a. All matters appearing on the plan of record in Instrument No. 20171117-0118274 Register's Office for Davidson County, Tennessee.
b. Declaration of Covenants Conditions and Restrictions of record in Instrument No. 20171120-0119163 Register's Office for Davidson County, Tennessee.
c. Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument No. 20160706-0069069 Register's Office for Davidson County, Tennessee.
d. Homeowner's Association Charter of record in Instrument No. 20171120-0119162, Register's Office for Davidson County, Tennessee.
e. Subject to rights of others in and to common areas/elements.
f. Subject to lien for special assessments contained in the DCCR's/Master Deed.
g. All other easements and restrictions of record.

This improved property is commonly known as: 9361 Barco Road, Brentwood, TN 37027.

Taxes for the current year, which, if not paid, have been assumed by GRANTEES.

County and city taxes for the current year and subsequent years, a lien not yet ascertainable, due or payable tax.

TO HAVE AND TO HOLD the said tract of parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and/or assigns forever.

GRANTOR COVENANTS with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and/or 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.

NOTICE

THIS DEED HAS BEEN PREPARED BASED UPON INFORMATION OBTAINED FROM THE PARTIES AND GRANTOR'S PREVIOUS DEED. THE DRAFTSMAN ASSUMES NO LIABILITY AS TO THE ACCURACY THEREOF, OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

THE PREPARER OF THIS DEED HAS NOT BEEN REQUESTED TO NOR HAS SHE RENDERED A TITLE OPINION OF ANY KIND AND THE PREPARER MAKES NO WARRANTY OR REPRESENTATION AS TO MATTERS OF TITLE OR SURVEY AND THAT A SURVEY, TITLE EXAMINATION AND TITLE INSURANCE HAVE NOT BEEN OBTAINED.

THE PARTIES HAVE BEEN INFORMED THAT A MORE CURRENT TITLE EXAMINATION AND SURVEY COULD PROVIDE RELEVANT INFORMATION AS TO THE QUALITY OF THE TITLE CONVEYED, AND ANY OTHER CLAIMS, LIENS OR ENCUMBRANCES AFFECTING TITLE.

WITNESS this the 21st day of September, 2026.

GRANTOR:

Marjorie H. Sewell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Marjorie Helen Sewell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom I have acknowledged as executing the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 21st day of September, 2026.



Sara O. Thomas, Notary Public
My Commission Expires: August 5, 2030

OATH OF VALUE

As a transfer by a transferor of real estate to a revocable living trust created by the same transferor, this instrument is exempt from tax pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi) and likewise the valuation oath is unnecessary pursuant to T.C.A. § 67-4-409(a)(1)(E).

CERTIFICATE OF AUTHENTICITY

I, Sara O. Thomas, 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 21, 2026.

Sara Thomas
Attorney at Law

September 21, 2026

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me Sara O. Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who I acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, this 21 day of Sept, 20 26.

NOTARY PUBLIC

My Commission Expires: 10/20/29

KODI STEVEN CHA... STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON ... My Commiss... October ... es

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