Karen Johnson Davidson County
Batch # 1478375 DEEDWARR
09/28/2026 02:18:47 PM 3 pgs
Fees: $18.00 Taxes: $2,895.25
20260928-0089678

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 39471	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $782,500.00. Affiant Subscribed and sworn to before me this 25th day of September, 2026. Notary Public My Commission Expires:

ELIZABETH ANNE MINGUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-03-2030

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Reagan Brown and Amy Brown 502 A Buchanan Street Nashville, TN 37208	Legacy Home Loans, LLC dba Steadfast Mortgage, LLC 408 Highway 76 White House, TN 37188	Map and Parcel No.: 081081Y00100CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Martin Construction Company, a Tennessee Corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Reagan Brown and Amy Brown, husband and wife ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 502 A Buchanan Street, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular 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 the 25th day of September, 2026.

GRANTOR:

Martin Construction Company, a Tennessee corporation

BY: _____
Jeffrey A. Zeitlin, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Jeffrey A. Zeitlin, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of Martin Construction Company, a Tennessee corporation, the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 25th day of September, 2026.

_____
Notary Public
My Commission Expires: 3/8/28

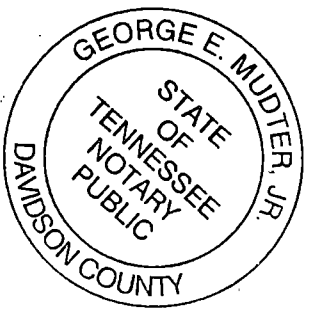


EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 1, together with the appurtenant interest in the common elements of SALEMTOWN COURT, a horizontal property regime with private elements established by Declaration in Instrument No. 20220722-0084078, as corrected by Scrivener's Affidavit of record in Instrument No. 20250519-0039351, as amended by First Amendment of record in Instrument No. 20260924-0088815, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit B to the aforementioned Declaration.

Being part of the same property conveyed to Martin Construction Company, a Tennessee corporation, by quitclaim deed from Kristian B. Murphy of record in Instrument No. 20220722-0084074, as corrected by Scrivener's Affidavit of record in Instrument No. 20250519-0039352, Register's Office for Davidson County, Tennessee; and by Warranty Deed from Kristian B. Murphy of record in Instrument No. 20220722-0084073, Register's Office for Davidson County, Tennessee. Also being a portion of the property vested in Kristian B. Murphy and Martin Construction Company by Order of Final Judgment in Case No. 22-898IV, Chancery Court for Davidson County, Tennessee which is recorded in Instrument No. 20250425-0031901, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated June 9, 2025 of record in Instrument No. 20250609-0045274, Register's Office for Davidson County, Tennessee, Kristian B. Murphy conveyed all of his interest in subject property to Martin Construction Company, a Tennessee corporation.

This conveyance is made subject to the matters set forth below:

1. State, County and City taxes and assessments for 2026 and subsequent years, a lien, not yet due and payable, which have been prorated between the parties and assumed by Grantee.
2. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
3. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.
4. Declaration of Covenants, Conditions, and Restrictions for Salemtown Court, a horizontal property regime with private elements, of record in Instrument No. 20220722-0084078, corrected by Scrivener's Affidavit of record in Instrument No. 20250519-0039351 as amended by First Amendment of record in Instrument No. 20260924-0088815, Register's Office for Davidson County, Tennessee.
5. All matters appearing on the Site Plan of record attached as Exhibit B to the Declaration in Instrument No. 20220722-0084078, Register's Office for Davidson County, Tennessee.
6. All matters appearing on the Plan of record as Book 21, Page(s) 105, Register's Office for Davidson County, Tennessee.
7. Covenants, Conditions and Restrictions as set forth in Restrictive Covenants For Detached Structure recorded in Instrument No. 20120319-0023116, in the Register's Office of Davidson County, Tennessee.
8. Easement for Water Meters, Lines, and Appurtenances of record in Instrument No. 20221122-0123651, Register's Office for Davidson County, Tennessee.