Karen Johnson Davidson County
Batch# 1479179 DEEDWARR
10/01/2026 11:39:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20261001-0090634

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane
Ste. 205
Brentwood, TN 37027
RT-26-3591

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

ADDALITA STEPHENS STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of ~~August~~ September (AS), 2026

Notary Public

Commission Expires: 9/13/2028

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kaley Grace Marlow 321 Timberway Circle #109H Nashville, TN 37214	Shellpoint Mtg. PO Box 650840 Dallas, TX 75265	108-07-0B-109.00-CO

WARRANTY DEED

FOR AND IN 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,

Brian Keith Harris, a married man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kaley Grace Marlow

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A Certain Tract or Parcel of Land in Davidson County, State of Tennessee, described as follows, To-wit:

A Condominium Apartment in Davidson County, Tennessee, Being Unit No. 109 of Timberlake Condominium, a Horizontal Property Regime Pursuant to the Tennessee Horizontal Property Act, as shown on Exhibit A-2 to the Master Deed of record in Book 6549, Page 475 and by Instrument of Clarification of record in Book 6561, Page 141, Register's Office for said County, to which source reference is hereby made for a more complete detailed description.

Being the same property conveyed to David Benjamin Smallwood by Warranty Deed from Van L. Calhoon and Pamela H. Calhoon of record in Instrument No. 20161003-0103913 Register's Office for Davidson County, Tennessee, dated September 30, 2016 and recorded on October 03, 2016.

Being the same property conveyed to Brian Keith Harris, a married man by Warranty Deed from David Benjamin Smallwood, a married man of record in Instrument No. 20260402-0026605 Register's Office for Davidson County, Tennessee, dated March 31, 2025 and recorded on April 02, 2026. Subject property having never been the primary residence of herein Grantor, nor his spouse.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 321 Timberway Circle #109H, Nashville, TN 37214

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 so 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.

Dated this the 10th day of August, 2026.

Brian Keith Harris

STATE OF Florida
COUNTY OF Bay

On this 10th day of August, 2026, before me personally appeared Brian Keith Harris, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 10th day of August, 2026.

Notary Signature
My commission expires: 12-12-2027

GAVEN G. MCQUEEN
MY COMMISSION # HH 433183
EXPIRES: December 12, 2027

Certificate of Authenticity

I, Joshua A. Terry, 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 8/10/2026.

Affiant Signature – Joshua A. Terry

9/30/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 9/30/2026.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON