Warranty Deed

Karen Johnson Davidson County Batch # 1479248 DEEDWARR 10/01/2026 02:21:59 PM 2 pgs Fees: $13.00 Taxes: $3,330.00 20261001-0090716	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $900,000.00. Affiant Subscribed and sworn to before me, this the 30th 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

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Susan Symington and James McKim Symington Jr.	New Owner	131 12 0D 002.00
103 Braxton Hill Court		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VIRGINIA SHEPHERD, AS SURVIVING TENANT BY THE ENTIRETY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUSAN SYMINGTON AND JAMES MCKIM SYMINGTON JR., WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated at being in the City of Nashville, County of Davidson, State of Tennessee, described as follows, to-wit:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 of Braxton Hill Condominium created under Title 66, Chapter 27, Section 101 et Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7585, Page 317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit B of said Master Deed. Reference is hereby made to the Plat of Braxton Hill Condominiums shown as Exhibit D to the Master Deed of record in Book 7585, page 317, said Register's Office, for a more complete identification and description of said Unit. Reference is also hereby made to the Plat of Darcie Crutcher Subdivision of record in Book 6200, Page 626, said Register's Office.

Being the same property conveyed to Charles Allen Brau and Virginia Shepherd, A Married Couple, By Warranty Deed from Beth Susan Barnett, Trustee of the Beth Susan Barnett Revocable Living Trust , Dated November 14th, 2022, dated January 17, 2025, and recorded January 17, 2025, of record in Instrument No. 20250117-0004028, in the Register office for Davidson County, Tennessee. Charles Allen Brau died on or about June 7, 2026, leaving his interest to Virginia Shepherd, as surviving tenant by the entirety.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien due and payable but not yet delinquent.

The address of the herein described property is believed to be 103 Braxton Hill Court, Nashville, TN 37204, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of September, 2026.

Virginia Shepherd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Virginia Shepherd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of September, 2026.

Notary Public

My Commission Expires: 2-2-2030

JARED L. WYATT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY