WARRANTY DEED

Karen Johnson Davidson County
Batch# 1483183 DEEDWARR
10/12/2026 11:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20261012-0093564

File #26-DW-0435-C

(SEAL)

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $760,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5 DAY OF October, 2026.

Notary Public
MY COMMISSION EXPIRES: 3.20.28

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brandy Berry Brewer and Thomas John Brewer	JPMorgan Chase Bank	
(NAME)	(NAME)	
435 Patina Circle	1111 Polaris Pkwy	**091 14 0B 023.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Columbus, OH 43240-2050	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

JON MANDEVILLE, AN UNMARRIED MAN, AND NEJLA ZEYNEP KUBILAY, AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

BRANDY BERRY BREWER AND THOMAS JOHN BREWER, WIFE AND HUSBAND,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 23 on the Final Plat of PATINA SUBDIVISION, PHASE 2, as of record in Instrument No. 20080812-0083055, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jon Mandeville and Nejla Zeynep Kubilay, husband and wife, by Warranty Deed from Timothy E. Kimbrough and Darlene D. Kimbrough, a married couple, of record in Instrument No. 20230803-0060145, in the Register's Office of Davidson County, Tennessee, dated August 3, 2023 and recorded on August 3, 2023. Jon Mandeville and Nejla Zeynep Kubilay have since divorced.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
*Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PATINA SUBDIVISION, PHASE 2, as recorded in Instrument No. 20080812-0083055.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of C.C. VERNON FARM, as recorded in Plat Book 161, Page 164.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030930-0144301, Addendum recorded in Instrument No. 20070108-0003070, Instrument No. 20070308-0028897 and as amended in Instrument No. 20070510-0056185.
* Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20090710-0064462, as amended in Instrument No. 20100721-0057018, Waiving recorded in Instrument No. 20130522-0051599 and Termination Agreement recorded in Instrument No. 20140602-0047371.
* Inspection and Maintenance Agreement for Private Stormwater Management Facilities as set forth in instrument recorded in Instrument No. 20071029-0127144.
* Charter for Patina Subdivision Homeowner's Association, Inc., recorded as Instrument No. 20030820-0120431.
* Charter for Patina Phase II Owners' Association, Inc., recorded as Instrument No. 20090710-0064460.
* Common Open Space Deed recorded as Instrument No. 20110901-0067790.
* Any and all existing easements and restrictions as shown of record not stated herein

The execution of this instrument is affected by the signature of ***NEJLA ZEYNEP KUBILAY*** *as Attorney-in-Fact for* ***JON MANDEVILLE,*** *which Power of Attorney is recorded in Book ___, Page ___/Instrument Number* 202610120093563 *, Register's Office for* ***Davidson*** *County, Tennessee.*

This is ____ **unimproved** __X__ **improved** property known as: **435 Patina Circle, Nashville, TN 37209**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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(s) this the 5th day of October, 2026.

Jon Matthew Mandeville by [signature] Attorney in Fact

Jon Mandeville by Nejla Zeynep Kubilay, Attorney-In-Fact

[signature]

Nejla Zeynep Kubilay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NEJLA ZEYNEP KUBILAY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **JON MANDEVILLE**, and who acknowledged he/she/they executed the same as the free act and deed of the said **JON MANDEVILLE.**

Witness my hand and official seal this **5th** day of **October, 2026.**

[signature]

Notary Signature
My Commission Expires: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of October, 2026, before me personally appeared Nejla Zeynep Kubilay, 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 5th day of October, 2026.

[signature]

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 10.5.26. (date of document).

Affiant Signature

10/9/26
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 9 day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 3-20-28

NOTARY'S SEAL

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY