Please Return to:
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1104 Fatherland Street
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 1483688 DEEDWARR
10/14/2026 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20261014-0094264

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-25892-DJ

This instrument was prepared by Midtown Title LLC from information furnished by the parties and/or contained in the public records. Midtown Title LLC is acting solely as the preparer of this instrument and has not conducted a title examination or reviewed a survey in connection with its preparation. Preparation of this instrument does not constitute an opinion or certification by Midtown Title LLC as to the status of title, matters of survey, or the accuracy or completeness of the legal description or other title matters contained herein.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 13th day of October, 2026.

Notary Public
My Commission Expires: _____

MADELINE WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2029

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kirsten Medice-Wright and Clark Wright **116 Pitts Avenue** **Old Hickory, TN 37138**	 **New Owner**	053-12-0-057

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 Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Angela K. Brown and Melissa G. Brown, Joint Successor Trustees of The Minnie L. Brown Revocable Living Trust**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Kirsten Medice-Wright and Clark Wright, wife and husband**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being a tract of land in the 11th Council District of Davidson County Tennessee, and a portion of that property conveyed to Minnie L. Brown Revocable Living Trust in DB-20080303-0020944 R.O.D.C.T., more accurately described according to a survey by Anthony T. Bollinger R.L.S. Lic. No. 2095 dated 18/21/2026 as follows:

Beginning at an existing iron pin in the westerly margin of Pitts Ave., said pin being a corner to Pamela Hamilton in DB- 20250320 0020223 R.O.D.C.T., and the most northeast corner of herein described tract; Thence with said margin S 08°25'46"E, 78.98' to a point at the intersection of the northerly margin of Ray Ave. and the westerly margin of Pitts Ave.; thence with the northerly margin of said Ray Ave. S 53°43'10"W, 114.79' to a set iron pin; Thence now leaving said margin N 35°18'01"W, 112.37' to an existing iron stake in the line of previous said Hamilton; thence with said Hamilton for the next two calls: N 44°45'31"E, 40.99' to an existing iron pin; thence N 77°50'03"E, 119.72; to the point of beginning containing 0.318 acres.

Being the same property conveyed to Minnie L. Brown, as Trustee for The Minnie L. Brown Revocable Living Trust by Limited Warranty Deed from Minnie L. Brown of record in Instrument No. 20080303-0020944 Register's Office for Davidson County, Tennessee, dated February 20, 2008 and recorded on March 03, 2008. The said Minnie L. Brown died on January 16, 2025, leaving Angela K. Brown and Melissa G. Brown as the Joint Successor Trustees of the Trust.

This is improved property located at: **116 Pitts Avenue, Old Hickory, TN 37138**

This conveyance is made subject to 1) Property taxes for the year 2026 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number 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 this 13th day of October, 2026.

GRANTOR:

The Minnie L. Brown Revocable Living Trust

By: _____
Angela K. Brown, Joint Successor Trustee

By: _____
Melissa G. Brown, Joint Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela K. Brown, Joint Successor Trustee and Melissa G. Brown, Joint Successor Trustee the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they are the Joint Successor Trustees of The Minnie L. Brown Revocable Living Trust, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of October, 2026.

JIM MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

_____
Notary Public
My Commission expires: 1-8-2028

Certificate of Authenticity

I, Mackenzie Baltz, 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 October 13, 2026.

Date

Affiant Signature

October 13, 2026
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of October, 20 26.

Notary's Signature

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 8/13/29
Date

Notary's Seal (if on paper)