Karen Johnson Davidson County
Batch# 1483883 DEEDWARR
10/14/2026 02:58:30 PM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20261014-0094492

JOHN DANIEL THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 12-20-2027 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $340,000.00. Affiant Subscribed and sworn to before me, this October 13, 2026. Daniel Thompson Notary Public My commission expires: 12/20/27

THIS INSTRUMENT PREPARED BY:
Keith Solomon, Attorney
Lenders Title Company
8119 Isabella Lane, Suite 104, Brentwood, TN 37027

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
1000 Leaves LLC, a Tennessee Limited Liability Company		
483 Grand Oaks Drive	New Owner	131-06-0E-323.00-CO
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Katherine K. Braddy and William H. Braddy, III, wife and husband

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

1000 Leaves LLC, a Tennessee Limited Liability Company

(hereinafter called the "Grantee"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee as follows To-Wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit 323, of Burton Hills, Village of Boxmere, Phase I, A Condominium, a Horizontal Property Regime, established by the Master Deed of record in Book 6666, Page 749, and as amended in Book 6824, Page 308, Second Amendment of record in Book 6908, Page 738 and Third Amendment of record in Book 6921, Page 226, Register's Office, Davidson County, Tennessee, said unit being depicted on the Condominium Site Plan attached as Exhibit "A" to the aforementioned First Amendment to the Master Deed of record in Book 6824, Page 308, said Register's Office.

Being the same property conveyed to Katherine K. Braddy and William H Braddy, III, wife and husband by Quitclaim Deed from Katherine K Braddy, F/K/A Katherine Elizabeth Koban of record in Instrument No. 20171024-0108780 Register's Office for Davidson County, Tennessee, dated October 18, 2017 and recorded on October 24, 2017.

This is [x] improved [ ] unimproved property known as 323 Boxmere Pl, Nashville, TN 37215

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, 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.

IN WITNESS WHEREOF the Grantors has hereunto executed this instrument on this 13th day of October, 2026.

William H. Braddy, III

Katherine K. Braddy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, William H. Braddy, III and Katherine K. Braddy, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 13th day of October, 2026.

Notary Public
My Commission Expires: 2-2-2030

Nicholas R. Norton
State of Tennessee Notary Public
Williamson County

Lenders Title Company File No. TN-2607688-7524

Tennessee Certification of Electronic Document

I, Tricia Hurtt, 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 10/13/2026 (date of the document).

Tricia Hurtt

Affiant Signature

10/13/2026

Date

State of Tennessee

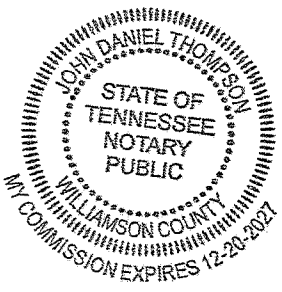
County of Williamson

Sworn to and subscribed before me this 13 day of October, 2026.

Daniel Thompson

Notary Public

My Commission Expires: 12/20/2027



NOTARY'S SEAL