Karen Johnson Davidson County
Batch# 1484131 DEEDWARR
10/15/2026 12:31:30 PM 3 pgs
Fees: $18.00 Taxes: $2,183.00
20261015-0094734

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 260955659

NOTARIAH K. MEDLIN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES JAN 22, 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $590,000.00.

Affiant

Subscribed and sworn to before me, this 14th day of October, 2026.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Denise Martin 3208 Woodspring Ct Nashville TN 37211	SWBC Mortgage Corp 9311 San Pedro #100 San Antonio, TX 78216	Tax Parcel ID No. 180 04 0B 027.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mamie Finch and Dylan Finch, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Denise Martin, an unmarried woman**, ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plan of BROOKVIEW FOREST, PHASE I, of record in Plat at Instrument No. 20030716-0099526, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mamie Finch and Dylan Finch, Wife and Husband, by Warranty Deed from Christopher J. Welch, Unmarried, of record in Instrument No. 20210301-0025242, in the Register's Office of Davidson County, Tennessee, dated February 22, 2021 and recorded on March 01, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2027 and thereafter, not yet due and payable.

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 BROOKVIEW FOREST, PHASE I, as recorded in Instrument No. 20030716-0099526.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20030829-0125803 as amended in Instrument No. 20050505-0050962.

Stormwater Detention Agreement as set forth in instrument recorded in Instrument No. 20021007-0121969.

Charter for Brookview Forest Homeowners Association recorded as Instrument No. 20030918-0138293.

Common Open Space Deed recorded as Instrument No. 20190618-0058640.

This is improved property located at 3208 Woodspring Ct Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 14th day of October, 2026.

Mamie Finch

Dylan Finch 10/14/26

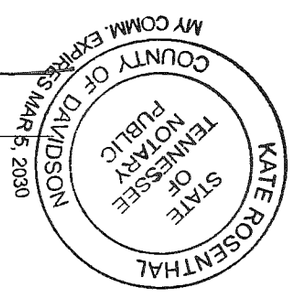
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mamie Finch and Dylan Finch, 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.

Witness my hand, at office, this 14th day of October, 2026.

Notary Public

My Commission Expires: MAR 5, 2030



Certificate of Authenticity

I, Kimbra Spann, 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 10/14/2026.

Date

Affiant Signature

10/15/2026

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 15 day of October, 20 26.

Notary's Signature

My Commission Expires: October 2, 2028

Notary's Seal (if on paper)

MICHELE MAZZANTI
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY