Karen Johnson Davidson County
Batch# 1485402 DEEDWARR
10/16/2026 03:50:30 PM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20261016-0095295

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Davidson
Bankers Title & Escrow Corporation 3310 West End Avenue Nashville, TN 37203 P26-9981-WE	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 395,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF October, 2026 Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amber E. Stuart	Old National Bank	
650 Vanderhorst Drive	One Main Street	059-15-0-145.00
Nashville, TN 37207	Evansville, IN 47708	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Matthew S. Brackett and Chelsea N. Brackett, Trustees of The Matthew and Chelsea Brackett Living Trust dated March 11, 2020,**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amber E. Stuart, a single person,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 233 on the Plan of Haynes Manor, Section II, as of record in Book 3700, Page 88, said Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the Northwesterly margin of Vanderhorst Drive, the common corner of Lots Nos. 232 and 233; thence with the line between said Lots, Northwestwardly 95.5 feet to a concrete monument at the common rear corner of Lots Nos. 232, 233 and 234; thence with the line between Lots Nos. 233 and 234, Northeasterly 84.2 feet to a point in the Southwesterly margin of Cravath Drive; thence with said margin of said Drive, Southeastwardly 123.59 feet to a concrete monument at the beginning of a curve to the right having a radius of 25.0 feet; thence around said curve, Southwestwardly 41.79 feet to a concrete monument in the Northwesterly margin of Vanderhorst Drive; thence with the margin of same, Southwestwardly 83.7 feet to the point of beginning.

Being the same property conveyed to Chelsea Karle, An unmarried woman by Warranty Deed from Elizabeth M Backus, an unmarried woman of record in Instrument No. 20170804-0079822 Register's Office for Davidson County, Tennessee, dated July 26, 2017 and recorded on August 04, 2017.

Being the same property conveyed to Chelsea Karle and Matthew Brackett, both unmarried as joint tenants with rights of survivorship by Quitclaim Deed from Chelsea Karle, unmarried woman of record in Instrument No. 20170815-0083475 Register's Office for Davidson County, Tennessee, dated July 31, 2017 and recorded on August 15, 2017.

Being the same property conveyed to Matthew S Brackett and Chelsea N Brackett, Trustees of the Matthew and Chelsea Brackett Living Trust dated March 11, 2020 by Quitclaim Deed from Chelsea N. Brackett, who took title as Chelsea Karle, and Matthew Brackett of record in Instrument No. 20200317-0029188 Register's Office for Davidson County, Tennessee, dated March 11, 2020 and recorded on March 17, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This improved property is known as **650 Vanderhorst Drive, Nashville, TN 37207**

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. 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 our hands this the 15 day of October, 2026

The Matthew and Chelsea Brackett Living Trust dated March 11, 2020

BY: _____
Matthew S. Brackett
Trustee

BY: _____
Chelsea N. Brackett
Trustee

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared **Matthew S. Brackett and Chelsea N. Brackett**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be the Trustees of **The Matthew and Chelsea Brackett Living Trust dated March 11, 2020,** the within named bargainer, and that he/she as such Trustees executed the foregoing instrument for the purposes therein contained, by signing the name of the Trust by himself/herself as Trustees.

Witness my hand and official seal this the 15 day of October, 2026

My Commission expires: _____ Notary Public

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Tennessee Certification of Electronic Document

I, Hillary Monroe Smith, 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 correct copy of the original document executed and authenticated according to law on October 15th, 2026. (date of document).

Signature

Date: October 16th, 2026

STATE OF Tennessee
COUNTY OF Davidson

Sworn and subscribed before me this the 16th day of October, 2026.

Notary Public

My commission Expires: _____

SEAL

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-22-2030