NEW OWNER:
JAMES R. JACKSON
2881 WHITEBIRCH DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
New Owner

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 19-0223

Map & Parcel
097020A651.00

Space for Recorder's stamp

Karen Johnson Davidson County
Batch# 217813 DEEDWARR
04/15/2019 10:51:30 AM 4 pgs
Fees: $23.00 Taxes: $1,058.20
20190415-0034100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Six Thousand and 00/100 Dollars ($286,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOSEPH ELIJAH BROWN, EXECUTOR OF THE ESTATE OF THOMAS ANTHONY BROWN** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **JAMES R. JACKSON, a single man**, ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 651 on the Final Plat of Villages of Riverwood, Section One, Phase 7, as shown on the plat of the same of record in Instrument No. 20170426-0040821, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Thomas A. Brown by Warranty Deed from Beazer Homes, LLC, a Delaware limited liability company, successor in interest to Beazer Homes Corp., a Tennessee Corporation, dated November 13, 2017, and of record in Instrument No. 20171115-0117397 , Register's Office for DAVIDSON County, Tennessee. Thomas A. Brown a/k/a Thomas Anthony Brown is now deceased, having died unmarried and testate in Davidson County, Tennessee on December 19, 2018. For further reference to title, see the Last Will and Testament of Thomas Anthony Brown, of record in Docket No. 19P69, in the Court Clerk's Office the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, whereby the real property owned by him at the time of his death shall be made a part of his probate estate and his appointed

Executor, Joseph Elijah Brown, shall have the authority to sell the real property as a part of the administration thereof.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **2881 WHITEBIRCH DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170426-0040821, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS MY SIGNATURE hereto this 22nd day of March, 2019.

ESTATE OF THOMAS ANTHONY BROWN

Executor

BY: JOSEPH ELIJAH BROWN, EXECUTOR

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **JOSEPH ELIJAH BROWN, EXECUTOR OF THE ESTATE OF THOMAS ANTHONY BROWN**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of March, 2019.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

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The actual consideration or value, whichever is greater, for this transfer is **$286,000.00**.

AFFIANT

Sworn to and subscribed to before me this 22nd day of March, 2019.

NOTARY PUBLIC

My commission expires: _____

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN

My Comm. Expires
8-27-2022

True Copy Certification

I, **Kristian Short**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Kristian Short

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Beth Turner,** a notary public for this county and state, **Kristian Short,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Beth Turner

My Commission Expires: 2/25/2020

SEAL

