This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-20-6082

Karen Johnson Davidson County
Batch# 368225 DEEDWARR
03/05/2020 03:31:12 PM 2 pgs
Fees: $13.00 Taxes: $1,335.70

20200305-0025148

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $361,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2020

Notary Public
My Commission Expires: 7/6/20

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Derek J. Baranowski 6247 Pettus Road Nashville, TN 37013	Broker Solutions, Inc., dba New American Funding 14511 Myford Road, Suite 100 Tustin, CA 92780	181-00-0-063.00

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 considerations, the receipt of which is hereby acknowledged, I/we, **Jeremy Quarles and Chandler Quarles, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Derek J. Baranowski, a single man** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the 5th, formerly the 6th, Civil District of Davidson County, Tennessee, described according to a survey made by Ralph W. C. Lambert, Surveyor, February 21, 1959, as follows:

Beginning in the center of Pettus Road at a point South 13 degrees 30 minutes West 250 feet from the southeast corner of the property conveyed to Herschel K. Lewis and wife, by deed from P. M. Chaffin, et al, of record in Book 2880, Page 23, Register's Office for said County; thence with the center of said Road, South 13 degrees 30 minutes West 250 feet; thence North 84 degrees 45 minutes West, passing an iron pin on the westerly margin of said road, in all 747 feet to an iron pin; thence North 02 degrees 45 minutes East 250 feet to an iron pin; thence South 84 degrees 45 minutes East, passing an iron pin on the westerly margin of Pettus Road, in all 794 feet to the beginning, containing 4.4 acres, more or less.

Being the same property conveyed to Jeremy Quarles and Chandler Quarles, husband and wife by Warranty Deed from Cherrie L. Holt and Ronald A. Clemons, Co-Executors of the Estate of Henry L. Clemons, Sr. of record in Instrument No. 20170327-0029753, Register's Office for Davidson County, Tennessee, dated March 21, 2017 and recorded on March 27, 2017.

This is ☒ improved or ☐ unimproved property located at: **6247 Pettus Road, Nashville, TN 37013.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-20-6247

This conveyance is made subject to 1) Property taxes for the year 2020, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 28th day of February, 2020.

GRANTOR:

Jeremy Quarles

Chandler Quarles

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jeremy Quarles and Chandler Quarles, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2020.

WESSLEY INSCOE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 10-2-23