WARRANTY DEED

Karen Johnson Davidson County
Batch# 379331 DEEDWARR
03/30/2020 10:30:26 AM 2 pgs
Fees: $13.00 Taxes: $1,102.60

20200330-0033817

G-VRES-20-814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $298,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF MARCH, 2020.

Notary Public

MY COMMISSION EXPIRES: 7/6/20 (AFFIX SEAL)

DIANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Joan Popkin	new owner	
(NAME)	(NAME)	
814 N 6th Street	230 Carden Avenue	**082-08-0004.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville, TN 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHAN TAYLOR BROWN AND GINGER RENEE SKAGGS BROWN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOAN POPKIN, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 53 on the Plan of Millers Addition to Edgefield of record in Plat Book 57, Page 133, 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 Nathan Taylor Brown and Ginger Renee Skaggs Brown, husband and wife by Quitclaim deed from Nathan Taylor Brown of record in Instrument No. 20180611-0055939 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 11, 2018. Being the same property conveyed to Nathan Taylor Brown, a married man by Quitclaim deed from Nathan Taylor Brown, unmarried of record in Instrument No. 201000426-0031204 Register's Office for Davidson County, Tennessee, dated April 12, 2010 and recorded on April 26, 2010.Being the same property conveyed to Nathan Taylor Brown, unmarried by Warranty deed from AJB Properties LLC of record in Instrument No. 20060808-0097552 Register's Office for Davidson County, Tennessee, dated July 25, 2006 and recorded on August 08, 2006.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 57, Page 133, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **814 N 6th Street, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 25th DAY OF MARCH, 2020.

Nathan Taylor Brown by Margaret Means, Attorney in Fact

Ginger Renee Skaggs Brown by Margaret Means, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of NATHAN TAYLOR BROWN AND GINGER RENEE SKAGGS BROWN, and who acknowledged he/she/they executed the same as the free act and deed of the said NATHAN TAYLOR BROWN AND GINGER RENEE SKAGGS BROWN.

Witness my hand and official seal, this the 25th of March, 2020.

Notary Public
My Commission Expires: 10/2/23
(SEAL)

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212