Name and Address of New Owner:
Daniel Browne and Abigail Browne
2581 Pennington Bend Road
Nashville, TN 37214

Send Tax Bills To:
SAME

Karen Johnson Davidson County
Batch# 388771 DEEDWARR
04/21/2020 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.50
20200421-0041433

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 062-02-0B-044.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Michelle Aubry Stickler and William M. Oglesby, Sr.**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Daniel Browne and Abigail Browne, A Married Couple**, "the Grantees," the following described real estate in Davidson County, Tennessee:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1A, on the Plan of the Final Plat of Abbington Park, Phase One, Section One, a Planned Unit Development, of record in Instrument No. 20030328-0041019 amended in Instrument No. 20060504-0052203, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete and accurate legal description thereof.

Being the same property conveyed to William M. Oglesby, Sr., a married man, Michelle A. Stickler and John M. Stickler, wife and husband, as joint tenants with right of survivorship by QuitClaim Deed from William M. Oglesby, Sr., a married man and Michelle A. Stickler FKA Michelle A. Oglesby, a married woman, recorded March 16, 2015, and of record Instrument No. 20150316-0022244, Register's Office for Davidson County, Tennessee.

John Max Stickler, II is divested from the property per the terms of a Final Decree of Divorce entered on the 8th day of January, 2020 for the Fourth Circuit Court for Davidson County, Tennessee, at Docket No. 19D-636 and conveys his interest to Michelle Aubry Stickler by Quitclaim Deed, recorded on January 10, 2020, and of record in Instrument No. 20200110-0003829, Register's Office for Davidson County, Tennessee.

John Max Stickler, II is one and the same person as John M. Stickler; Michelle Aubry Stickler and Michelle A. Stickler, FKA Michelle A. Oglesby are one and the same person.

This is improved property known as 2581 Pennington Bend Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 27th day of March, 2020.

Michelle Aubry Stickler (SEAL)
Michelle Aubry Stickler
William M. Oglesby By Michelle Aubry Stickler Attorney in Fact (SEAL)
William M. Oglesby, Sr. BY Michelle Aubry Stickler
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of March, 2020, before me personally appeared Michelle Aubry Stickler to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 27th day of March, 2020.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-26-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Michelle Aubry Stickler,, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Attorney in Fact for William M. Oglesby Sr, the within named bargainor, and she as such Attorney in Fact being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of William M. Oglesby Sr by herself as said Attorney In Fact.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of March, 2020

My Commission Expires:
3-8-2024

DELLAWANA LOWHORN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

Notary Signature

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $295,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
27th day of March, 2020.

Notary Public
My commission expires: 3-8-2021
File No. 2020-1018

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

True Copy Certification

I, John A Bell Jr., 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Davidson

Personally appeared before me, Delana Lowhorn a notary public for this county and state, John A Bell Jr. who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 3-8-2021
Notary' Seal (if on paper)

DELANA LOWHORN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY