Karen Johnson Davidson County
Batch# 404310 DEEDWARR
05/21/2020 01:19:58 PM 3 pgs
Fees: $18.00 Taxes: $700.19
20200521-0053060

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,241.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

HOLLY DEES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 7, 2023

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Mt. Juliet, 545 N. Mt. Juliet Rd, Ste 1102, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brandon Andrews	New Owner	Parcel ID: 162 06 0 082.00
(NAME) 246 Delvin Drive	(NAME)	
(ADDRESS) Antioch, TN 37013	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **April Bacus, Administratix of the Richard R. Brown Estate**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brandon Andrews***, 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:

*single

Being Lot No. 3 on the Plan of Section One, Fair Oaks, as of record in Book 4175, Page 43, Register's Office for said County, and described as follows:

BEGINNING at a point in the northerly margin of Delvin Drive, at the common corner of Lots 3 and 4; thence with the line between said lots, northerly 127.58 feet to a point in the southerly line of Lot No. 2; thence with the line between Lots 2 and 3, eastwardly 110.67 feet to a point in the westerly margin of Tusculum Court; thence with the margin of the same, southerly 99.13 feet to the beginning of a curve; thence around said curve, southwesterly 39.27 feet to a point in the northerly margin of Delvin Drive; thence with the margin of the same, westerly 85 feet to the point of beginning.

Being the same property conveyed to Sterling Ross Brown and wife, Alma Brown by Corporate Warranty Deed from Jones Lumber Company, Incorporated dated September 8, 1969 and recorded September 10, 1969 in Book 4363, Page 686, in said Register's Office for Davidson County, Tennessee. *The said Sterling Ross Brown having died intestate on March 22, 1998, leaving property vested to spouse Alma Brown, as surviving tenant by the entirety. The said Alma Brown having since died intestate on November 30, 2008 and on December 1, 2011, an intestate administration was opened in the Seventh Circuit Court of Davidson County (Probate Division) by Case No. 11P-1653, Tennessee appointing Richard R. Brown as Administrator. Richard R. Brown was the Sole Heir at Law of Alma Brown, as pursuant to the Affidavit of Heirship recorded January 5, 2012 as Instrument No. 20120105-0001281, in said Register's Office for Davidson County, Tennessee.*

The said Richard R. Brown having since died on January 13, 2020 and an intestate administration was opened in the Seventh Circuit Court of Davidson County (Probate Division) by Case No. 20P-129, Tennessee appointing April Bacus, as Administrator.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 246 Delvin Drive, Antioch, TN 37013

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 20th day of May, 2020

Richard R. Brown Estate

BY: April Bacus, administratix

April Bacus, Administratix

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared April Bacus, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon her oath acknowledged herself to be the Administratix of the Estate of Richard R. Brown, the within named bargainor, and that she as such Administratix being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of May, 2020.

Notary Public

My Commission Expires: 6/9/2020

(SEAL)

