6

WARRANTY DEED

Karen Johnson Davidson County
Batch# 414919 **DEEDWARR**
06/15/2020 01:30:14 PM 2 pgs
Fees: $13.00 Taxes: $1,554.00

20200615-0061145

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2020

Notary Public J. Dyke Tatum

MY COMMISSION EXPIRES: 5/3/2021

(AFFIX SEAL)

J. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Esquire Title & Escrow, Inc., 30 Burton Hills Boulevard, Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Lionel Brown El and Joy R. Brown El	Quicken Loans, LLC	171030A09100
(NAME)	(NAME)	
4732 Potomac Lane	1050 Woodward Avenue	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Detroit, MI 48226-1906	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten 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, **Cheryl D. Giles, a single woman,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lionel Brown El and Joy R. Brown El, husband and wife,** 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:

Land in Davidson County, Tennessee, being Lot No. 194 on the Plan of Section Four, Fredericksburg of record in Plat Book 7900, Page 509, and amended in Book 7900, Page 749, 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 Cheryl D. Giles, a single woman by deed dated May 2, 2016 from David R. Groves and wife, Elizabeth M. Groves of record in Instrument No. 20160504-0044110, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 4732 Potomac Lane, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hands this 5th day of June, 2020.

Cheryl D. Giles

State of Tennessee
County of Davidson

On this 5th day of June, 2020, before me, a Notary Public, within and for the State and County aforesaid, personally appeared Cheryl D. Giles, the within named bargainor with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

Witness my hand and official seal this 5th day of June, 2020.

Notary Public I. Dyke Tatum
My Commission Expires: May 03, 2021

File No.: 20-Brown EL

