Karen Johnson Davidson County
Batch# 435650 **DEEDWARR**
07/10/2020 03:27:46 PM 2 pgs
Fees: $13.00 Taxes: $1,657.60

20200710-0075818

WARRANTY DEED

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-07-2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $448,000.00

Edward Taylor Brasher
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 9th DAY OF July, 2020.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward Taylor Brasher and Brittany Brasher	new owner	
(NAME)	(NAME)	
5920 Fireside Dr.		160 16 0 054.00
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DIETER R. INSTINSKI AND BETTIE S. WILSON, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **EDWARD TAYLOR BRASHER AND BRITTANY BRASHER, 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. 244 on the Plan of Revised Phase 6, Hearthstone, of record in Plat Book 6900, Pages 254 and 255, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description thereof.

Being the same property conveyed to Dieter R. Instinski, by Warranty Deed from Raymond A. Whitledge and Scott Edward Burgess, of record in Instrument No. 20050809-0094155, in the Register's Office for Davidson County, Tennessee and recorded on August 9, 2005.

Being the same property conveyed to Dieter R. Instinski and Bettie S. Wilson, husband and wife, by Quitclaim Deed from Dieter R. Instinski, of record in Instrument No. 20170227-0019551, in the Register's Office for Davidson County, Tennessee, and recorded on February 27, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5920 Fireside Dr., 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 8-VREL-20-5920

Witness my hand this 9th day of July, 2020

DIETER R. INSTINSKI

BETTIE S. WILSON

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Dieter R. Instinski and Bettie S. Wilson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9th day of July, 2020.

Commission expires: 10/2/23

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY