Karen Johnson Davidson County
Batch# 460277 **DEEDWARR**
08/19/2020 01:58:58 PM 2 pgs
Fees: $13.00 Taxes: $1,008.25
20200819-0093557

This Instrument Prepared by ~~and Return to~~:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

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

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater is $272,500.00.

Affiant

Subscribed and sworn before me this the 18th day of August, 2020.

Notary Public
My commission expires: 3/7/23

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Alexis Brinsko 8534 Calistoga Way Brentwood, TN 37027	new owner	181-14-0A 117.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EDWARD J. CURRAN AND WIFE, RITA A. CURRAN**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **ALEXIS BRINSKO, UNMARRIED WOMAN**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 171 on the plan of The Villas at Concord Place, Phase 3, as shown on Exhibit A1 to the second supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument No. 20060731-0092350, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Edward J. Curran and wife, Rita A. Curran, by deed from Centex Homes, a Nevada General Partnership, dated 03/06/2007, of record in Instrument No. 20070309-0029412, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 8534 Calistoga Way, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 #: R-BMR-20-8534

Witness my hand this the 18th day of August, 2020.

Edward J. Curran

Rita A. Curran

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Edward J. Curran and Rita A. Curran, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of August, 2020.

My commission expires: 9-6-22

Notary Public