Return To:
Advantage Title And Escrow, Inc.
1321 Murfreesboro Pike, Suite 823
Nashville TN 37217

1 4G9L1

Name and Address of New Owner:
Constance Elaine Poulos-Gavin
218 Rising Sun Lane
Old Hickory, TN 37138

Send Tax Bills To:
Gardner Financial
3502 Paesanos
San Antonio, TX 78231

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 06402000200

Karen Johnson Davidson County
Batch# 466659 DEEDWARR
08/31/2020 10:15:26 AM 2 pgs
Fees: $13.00 Taxes: $1,258.00

20200831-0098348

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, **Sandra Brown-Hickman Trustee of the Marie G. Brown Irrevocable Trust U/A/D April 8th 2002**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Constance Elaine Poulos-Gavin, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennesse:

Land situated in Davidson County, Tennessee and being more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being Lot No. 100 on the Plan of Brandywine Farms, Section 2, as of record in Book 3700, Page 28, Register's Office for said County.

Said Lot No. 100 fronts 128.0 feet on the southwesterly side of Rising Sun Lane, and extends back 337.6 feet on the northwesterly line and 357.0 feet on the southeasterly line to a line in the rear on which it measures 144.7 feet.

Being the same property conveyed to Marie G. Brown, Trustee U/A/D April 8th 2002 by Quitclaim Deed from Marie G. Brown, Trustee U/A/D December 29th 1993 dated April 8th 2002 and recorded April 8th 2002 of record in Instrument No. 20020408-0042387 in the Register's Office for Davidson County, Tennessee. Further being the same property conveyed to George W. Brown (now deceased) and Marie G. Brown, Trustees U/A/D December 29th 1993 from George W. Brown and wife, Marie G. Brown, Individually by Quitclaim Deed of record in Book 9585, Page 52, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to George W. Brown and wife, Marie G. Brown by Warranty Deed from J.C. Thompson Construction Company dated June 7th 1968 and recorded June 11th 1968 of record in Book 4242, Page 343 in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2020 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 218 Rising Sun Lane, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's 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 August, 2020.

Marie G. Brown Irrevocable Trust dated April 8, 2002

By: _____, Trustee (SEAL)
Sandra Brown-Hickman, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of August, 2020, before me personally appeared Sandra Brown-Hickman, Trustee of Marie G. Brown Irrevocable Trust dated April 8, 2002, 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 August, 2020.

_____
Notary Signature
My commission expires: 11-8-2021

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021

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 $340,000.00, 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 August, 2020.

_____
Notary Public
My commission expires: 11-8-2021
File No. 20-1143

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8, 2021