Karen Johnson Davidson County
Batch# 476428 DEEDWARR
09/16/2020 09:54:58 AM 2 pgs
Fees: $13.00 Taxes: $906.50
20200916-0105623

**Prepared By & Return To:**
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
20-2296TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 245,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15th day of September, 2020.

Notary Public
Commission Expiration:

JENNA LYN PREBLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 9, 2023

| ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Jordan Merrion and Tasheena Morre<br>327 Dorr Drive<br>Goodlettsville, TN 37072 | Movement Mortgage<br>8024 Calvin Hall Rd<br>Indian Land, SC 29707 | 018 12 0A 037.00 |

## WARRANTY DEED

FOR AND IN 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, **Brian E. Brown and Stacie A. Centers n/k/a Stacie A. Brown, husband and wife,** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Merrion, an unmarried woman and Tasheena Moore, an unmarried woman, as joint tenants with right of survivorship,** 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:

Property known as 327 Dorr Drive Goodlettsville, TN 37072, County of Davidson to wit:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Emerald Cove, a Planned Unit Development, of record in Plat Book 6900, Page 629-631, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brian E. Brown and Stacie A. Centers, both unmarried, by deed from Andrea Fletcher, unmarried, dated 07/30/2004 filed and recorded 08/05/2004 of record as Instrument No. 20040805-0094465, said Register's Office.

Tax Map and Parcel ID is as follows 018 12 0A 037.00

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is improved property known as: 327 Dorr Drive, Goodlettsville, TN 37072**

**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 unemcumbered, 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 hand this 15th day of September, 2020.

Brian E. Brown

Stacie A. Centers n/k/a Stacie A. Brown

Stacie A. Centers n/k/a Stacie A. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 15th day of September, 2020, before me personally appeared **Brian E. Brown and Stacie A. Centers n/k/a Stacie A. Brown**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 15th day of September, 2020.

DOLORES E. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Notary Public
Commission Expiration: 4-17-2023