Karen Johnson Davidson County
Batch# 485858 DEEDWARR
09/29/2020 02:56:22 PM 2 pgs
Fees: $13.00 Taxes: $1,069.30
20200929-0112273

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 12-23-2020
(AFFIX SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Pacific Premier Trust FSBO Zeljko Radic	new owner	Parcel ID: 053 11 0 097.00
(NAME)	(NAME)	
105 McArthur Dr		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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/WE, **Gregory A. Brewer, a married man**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Pacific Premier Trust Custodian FSBO Zeljko Radic IRA**, 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 the 4th civil district of Davidson County, Tennessee, Being shown as Lot "B" on the unrecorded Map of a Subdivision of certain property for Claude Grimm, described according to a copy of survey thereof Made March 06, 1963, by John M. Sullivan, Civil Engineer, as follows:

Beginning at a point in the East margin of McArthur Road, now Calkin Street, 180 feet South from the South margin of Meadow Street at the corner of Lots B and C; thence with the line between said lots, South 81 deg. 46' East 186.29 feet to a point; thence South 9 deg. 02' West 140 feet to a corner of Lot A; thence with the line between Lots A and B, North 81 deg. 43' West 179.6 feet to the East margin of Calkin Street; thence with the margin of the same, North 6 deg. 18' East 140 feet to the point of Beginning.

Being the same property conveyed to Gregory A. Brewer, A Married Man, by Warranty Deed from Gary A. Denton and Wife, Dana C. Denton, of record in Instrument No. 20090715-0066382, in the Register's Office of Davidson County, Tennessee, dated July 10, 2009 and recorded on July 15, 2009.

Tanja Brewer joins in the execution of this deed to convey any interest she might have in the above described property, particularly any marital interest.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-TVG-20-105

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 105 McArthur Dr, Old Hickory, TN 37138

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 our hands this 24 day of September 2020

Gregory A. Brewer

Tanja Brewer

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Gregory A. Brewer and Tanja Brewer, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of September, 2020.

Notary Public

My Commission Expires: 12.23.2020

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY