THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 35723-08-2020**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me this 24th day of September, 2020. Notary Public My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Cheonette Petion 409 Turning Leaf Place Brentwood, TN 37027	**Send Tax Bills To:** NEW OWNER 409 TURNING LEAF PLACE BRENTWOOD, TN 37027	**Tax Information:** Map and Parcel No.: 171040A00300CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Brittany B. Mincey and Justin A. Mincey, wife and husband** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Cheonette Petion, an unmarried woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 409 Turning Leaf Place, Brentwood, TN 37027.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Karen Johnson Davidson County
Batch# 486582 DEEDWARR
09/30/2020 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.50
20200930-0112565

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of September, 2020.

Brittany B. Mincey

Justin A. Mincey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Brittany B. Mincey and Justin A. Mincey, 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, at office, this 24th day of September, 2020.

Notary Public

My Commission Expires: 3/6/24

GEORGE E. MUDTER, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:

MAGNOLIA TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Section One, Brownstone, as of record in Plat Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Justin A. Mincey, unmarried, by deed dated March 8, 2017 from Amanda Lynn Sittig, an unmarried woman, of record in Instrument No. 20170315-0025221, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated May 12, 2020 of record in Instrument No. 20200522-0053339, Register's Office for Davidson County, Tennessee, Justin A. Mincey, a married man, conveyed subject property to Brittany B. Mincey and Justin A. Mincey, wife and husband.

This conveyance is made subject to:

1. State and County taxes for the year 2020, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 171040A00300CO.
2. Declaration of Covenants, Conditions, By-Laws and Restrictions for Brownstone, of record in Book 10658, page 952, amended in Instrument No. 20010118-0005696, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Brownstone Homeowners Association, Inc. of record in Instrument No. 20010719-0076872, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Book 9700, pages 496 and 497, Register's Office for Davidson County, Tennessee.
5. Storm water detention agreement of record in Book 10951, page 689, Register's Office for Davidson County, Tennessee.
6. Rights of others in and to the use of the common areas.

Certificate of Authenticity

I, Leslie Garside, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:_____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024