Name and Address of New Owner:
Neda A. Brown
613 Barbara Drive
Madison, TN 37115

Send Tax Bills To:
Better Mortgage Corporation
120 Broadway, 5th Floor
New York, NY 10231

This Instrument Prepared By:
CLOSED LLC
818 18th Avenue South
Nashville, TN 37203

Map & Parcel No: 051-03-0-196.00

Karen Johnson Davidson County
Batch# 493058 DEEDWARR
10/09/2020 01:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,660.83
20201009-0117767

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, **Hirotaka S. Bralley and Tina M. Bralley, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Neda A. Brown, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot 43, Section 2, Pleasant Acres, as shown on plat of record in Plat Book 2133, page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Hirotaka S. Bralley and Tina M. Bralley, husband and wife, by deed dated September 25, 2015, and recorded September 28, 2015, from Peggy J. Dycus Pharris, an unmarried woman, of record in Instrument Number 20150928-0098091, Register's Office for Davidson County, Tennessee.

This is improved property also known as 613 Barbara Drive, Madison, TN 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 14 day of September, 2020.

Hirotaka S. Bralley

Tina M. Bralley

STATE OF Maryland
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Hirotaka S. Bralley and Tina M. Bralley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 14th day of September, 2020.

NOTARY PUBLIC

My commission expires: 5/17/2023

JENNIFER RODDEN WAINWRIGHT
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND
MY COMMISSION EXPIRES MAY 17, 2023

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 $448,872.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sheila A. Brown
(Affiant)

Sworn to and subscribed before me this 16 day of September, 2020.

Elizabeth Levsen
Notary Public
My commission expires: 11/27/2023

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

File No. 2020-551

True Copy Certification

I, Devan P. Spinelli, 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.



Signature (Devan Spinelli)

State of Florida

County of Broward

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

