Karen Johnson Davidson County
Batch# 539937 DEEDWARR
12/22/2020 10:01:30 AM 3 pgs
Fees: $18.00 Taxes: $980.13
20201222-0151908

WARRANTY DEED

2020-1994

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

State of Tennessee

County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $264,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 18th day of December, 2020.

(Affix Seal) Notary Public

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Sarah Michelle Brown and Mark Ennis Brown, II 1515 23rd Avenue N Nashville, TN 37208	NEW OWNER	081.14-0-120.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Sovereign Investments, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Sarah Michele Brown and Mark Ennis Brown, II, wife and husband"., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being Lot No. 57 on the Revised Plan of FISK Park, of record in Book 2331, Page 114, Register's Office for Davidson County, Tennessee (RODC-TN), and being described as follows: BEGINNING at a point in the westerly margin of 23rd Avenue North at the common corner of Lots No. 57 and 58; thence with the line between said lots westerly 97 feet to a point at the corner of Lot No. 56 on said Plan; thence with the line between Lots No. 56 and 57 southerly 75 feet to a point in the northerly margin of Hammond Drive; thence with the margin of said Drive, easterly 77 feet to a monument; thence around a curve northwesterly 31.4 feet to another monument in the westerly margin of 23rd Avenue North; thence with the said Avenue northerly 55 feet to the point of beginning.

Being the same property conveyed to Sovereign Investments, LLC from Tracy R. Carter by Warranty Deed dated February 25, 2019 and recorded February 28, 2019 in Instrument No. 20190228-0018220, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property know as 1515 23rd Avenue N, Nashville, TN 37208.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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 GRANTEE, 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/our hand(s) this 18th day of December, 2020.

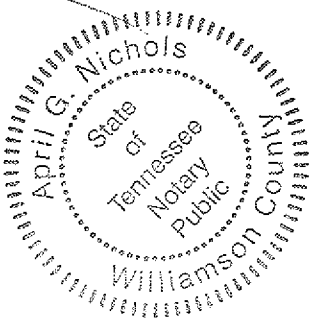
Sovereign Investments, LLC,
By: Nathaniel Claybrooks, Jr., Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Nathaniel Claybrooks, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of Sovereign Investments, LLC LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Sovereign Investments, LLC, as Managing Member.

Witness my hand and seal this 18th day of December, 2020.

NOTARY SIGNATURE
Notary Expires: 6-24-2023



True Copy Certificate of Authenticity

I, **Taylor Grills**, 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

State of Tennessee

County of Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021