THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 201231905

Karen Johnson Davidson County
Batch# 542789 **DEEDWARR**
12/28/2020 12:25:52 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20201228-0153563

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $230,000.00.

Affiant

Subscribed and sworn to before me, this 21st day of December, 2020.

Notary Public
My Commission Expires: September 6, 2022

TARA JONES
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Patricia Brown 853 Stoner Mill Lane Hermitage TN 37076	New Owner	Tax Parcel ID No. 076-05-0-147.00

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, **Deanna Earsing, unmarried and Matthew P. Slawson, unmarried, as tenants in common with right of survivorship** ("Grantors"), have this day bargained and sold, and does hereby transfer and convey to **Patricia Brown, unmarried**, ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Stoner Mill, Section Two of record in Plat Book 6900, Page 904, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Deanna Earsing, unmarried and Matthew P. Slawson, unmarried, as tenants in common with right of survivorship by Warranty deed from John W. Zocco and Lisa-Anne T. Zocco, husband and wife of record in Instrument No. 20180801-0075298 Register's Office for Davidson County, Tennessee, dated July 30, 2018 and recorded on August 01, 2018.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2021, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 6900, Page 904, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 7847, Page 63, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is improved property located at 853 Stoner Mill Lane Hermitage TN 37076

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on this 21st day of December, 2020.

Deanna Earsing

Matthew P. Slawson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Deanna Earsing and Matthew P. Slawson, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of December, 2020.

Notary Public
My Commission Expires: _____

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021