Warranty Deed

Karen Johnson Davidson County Batch# 570401 DEEDWARR 02/08/2021 12:58:30 PM 3 pgs Fees: $18.00 Taxes: $961.63 20210208-0017844	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $259,900.00. Affiant Subscribed and sworn to before me, this the 5th day of February, 2021. Notary Public My commission expires: 09/21/2024

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
David Russell Brown Emmie Young Brown	New Owner(s)	082-12-0-127.00
209 North 9th Street A		
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **VB PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID RUSSELL BROWN AND EMMIE YOUNG BROWN, HUSBAND AND WIFE, AS TENANCY BY ENTIRETY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit A as shown on Horizontal Property Regime Plat on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 209 N 9th Street, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20210125-0010494, 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 a portion of the same property conveyed to Marjorie Billups by Warranty deed from Vernaline Watson, an unmarried person of record in Book 5868, page 459, Register's Office for Davidson County, Tennessee, dated March 30, 1982 and recorded on April 11, 1982.

Being a portion of the same property conveyed to ITH, L.P., a Tennessee limited partnership by Warranty deed from Marjorie Billups, a married woman of record in Instrument No. 20200221-0019710 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 21, 2020.

Being a portion of the same property conveyed to VB Properties, LLC by Quitclaim deed from ITH, L.P., a Tennessee limited partnership of record in Instrument No. 20210125-0010712 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded on January 25, 2021.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 209 North 9th Street A, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of February, 2021.

VB Properties, LLC, a Tennessee Limited Liability Company

By: _____

Frank E. Neal, IV, Member

Authorized DE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Frank E. Neal, IV, Member, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Member of VB Properties, LLC, a Limited Liability Company, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said company for the purposes therein contained.

Witness my hand and seal this 5th day of February, 2021.

_____
Notary Public

My Commission Expires: 5/3/21

DREW T. BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 3, 2021

True Copy Certification

I, Kristi McCoy, 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, Kelsey Pitman, a notary public for this county and state, Kristi McCoy 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: 09/21/2024

