WARRANTY DEED

Karen Johnson Davidson County
Batch# 588951 **DEEDWARR**
03/10/2021 03:10:16 PM 2 pgs
Fees: $13.00 Taxes: $1,498.50

20210310-0031788

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of March, 2021

Notary Public

MY COMMISSION EXPIRES: 10/2/23
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 2401 Memorial Blvd.
Springfield, TN 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Andrew Stephen Mahan, a single man	Borrower	61-16-55
(NAME)	(NAME)	
1339 Cardinal Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20210486

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **James E. Brewington, Jr. and wife, Anita C. Brewington**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Andrew Stephen Mahan, a single man**, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being parts of Lots 22 and 24 and all of Lot 23 on the plan of Greenland Estates Subdivision, Block A, as shown on plat of record in Plat Book 974, page 13, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Said lot and parts of lots fronts together 55.3 feet on the northeasterly side of Martha Street, now Cardinal Drive, and runs back 75.1 feet on the northwesterly line and 180.5 feet on the southeasterly line to a dead line in the rear on which it measures 88.5 feet.

BEING the same property conveyed to James E. Brewington Jr. and wife, Anita C. Brewington by Warranty Deed from Eileen Ortgiesen, unmarried, dated April 28, 1998 and filed of record in Book 10909, page 805, Register's Office for Davidson County, Tennessee.

And also made subject to the following:
Joint Driveway Easement appearing of record in Book 6930, page 907, Register's Office for said County.
Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage appearing of record in Book 4108, page 673, Register's Office for said County.

Unimproved ☐

This is improved ☒ property, known as 1339 Cardinal Avenue, Nashville, TN 37216
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and I/we do covenant with the said GRANTEES that I/we am/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, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 9th day of March, 2021

James E. Brewington, Jr.

Anita C. Brewington

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, James E. Brewington, Jr. and Anita C. Brewington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th of March, 2021.

Christine L. Lind
Notary Public
My Commission Expires: 11.22.21

CHRISTINE L. LIND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.