**NEW OWNER:**
John S. Blackwell
3080 Leeville Pike
Lebanon, TN 37087

**SEND TAX BILLS TO:**

New Owner

**THIS INSTRUMENT PREPARED BY:**

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

**FILE NO:** 21-67

**MAP & PARCEL**
**164-06-0A-026.00-CO**

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 597557 DEEDWARR
03/22/2021 01:59:30 PM 4 pgs
Fees: $23.00 Taxes: $806.60
20210322-0037658

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **TWO HUNDRED EIGHTEEN THOUSAND AND 00/100 DOLLARS ($218,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Sean Marquess Brashears, Personal Representative and Heir at Law, and Taylor Simpson Brashears, Heir at Law of Estate of William Marquess Brashears, Jr.** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **John S. Blackwell, a married man** ("Grantees"), his successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

**Being all of Unit No. 26, on the plan of Final Plat of Autumn Glen, Section I, A Condominium Regime, according to plat and survey appearing of record in Instrument Number 20020926411 17438, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.**

**Being the same property conveyed to William M. Brashears by Warranty Deed from Janet Jewel Pylant, an unmarried person as dated the 15th of June, 2016 and recorded the 24th day of June, 2016 at Instrument 20160624-0064453 Register's Office for Davidson County, Tennessee. William M. Brashears died intestate on December 16, 2020 in Davidson County, Tennessee, leaving her only two (2) heirs at law, Sean Marquess Brashears and Taylor Simpson Brashears. Probate for the Estate of William M. Brashears was opened in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 21P85, and Sean Marquess Brashears was appointed**

**Administrator of the Estate.**

**This is IMPROVED property known as 4316 Summercrest Blvd., Nashville, Tennessee 37013.**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 18 day of March, 2021.

Estate of William Marquess Brashears, Jr.

By: _____

Sean Marquess Brashears,
Administrator

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Estate of William Marquess Brashears, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that Sean Marquess Brashears, Administrator of the Estate of William Marquess Brashears, Jr., the within-named bargainor, and as such Administrator, being given the authority to so do, executed the within instrument on behalf of the Estate by signing their names as such Administrator.

WITNESS my hand and official seal at office this 18 day of March, 2021.

_____

NOTARY PUBLIC

My commission expires: 10-26-21

HUNTER B. THRASHER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY



202103220037658

**********

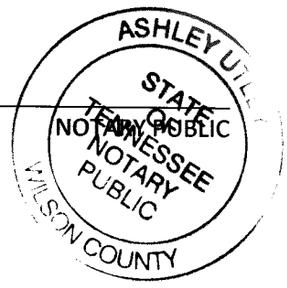
The actual consideration or value, whichever is greater, for this transfer is $**218,000.00**.

AFFIANT

Sworn to and subscribed to before me this 18th day of March, 2021.

Ashley Utley

My commission expires: 9-21-2024



## Tennessee Certification of Electronic Document

I, Todd A. Tressler, II, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

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, Lisa P. Chaney, a notary public for this county and state,
*Notary's Name*

Todd A. Tressler, II, who acknowledges that this certification of an electronic document is
*Signer's Name*

true and correct and whose signature I have witnessed.

*Notary's Signature*

MY COMMISSION EXPIRES: 07-11-2021

NOTARY'S SEAL

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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