Karen Johnson Davidson County
Batch# 626021 DEEDWARR
04/29/2021 04:07:30 PM 3 pgs
Fees: $18.00 Taxes: $1,942.50
20210429-0057919

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **525,000.00**. Lauren Wiehe Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **04/22/2021** Notary Public MY COMMISSION EXPIRES: 9-24-22 (AFFIX SEAL)

JAKE MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3679

ADDRESS NEW OWNER(S) AS FOLLOWS: **Rebecca Okpere**	SEND TAX BILLS TO: First Bank	MAP-PARCEL NUMBERS **083-08-0-052.00**
(NAME) **802 Crescent Hill Place**	(NAME) 722 Columbia Ave	
(ADDRESS) **Nashville, TN, 37206**	(ADDRESS) Franklin, TN 37064	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **The John and Leigh Ann Braswell Trust, dated December 20, 2019,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rebecca Okpere, unmarried woman,** 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, TN, BEING Lot No. 1, on the Plan of Re subdivision of Lot 57, Rosewood Heights, Section Two, of record in Book 3842, page 79, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to The John and Leigh Ann Braswell Trust, dated December 20, 2019 by Quitclaim Deed from Leighann M. Braswell and John Braswell, wife and husband, recorded in Instrument Number 20210423-0056073, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Leighann M. Braswell and John Braswell, wife and husband by Deed dated September 25, 2012 from Wendy H. Stevens, unmarried, recorded October 19, 2012, in Instrument Number 20121019-0095935, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **802 Crescent Hill Place, Nashville, TN 37206**
(House Number) (Street) (City, State) (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 GRANTEE(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **22nd** day of **April, 2021**.

The John and Leigh Ann Braswell Trust, dated December 20, 2019

John Auburn Braswell, Co-Trustee
John Auburn Braswell Co-Trustee

Leigh Ann Mishelle Braswell, co-trustee
Leigh Ann Mishelle Braswell Co- Trustee

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named John Auburn Braswell and Leigh Ann Mishelle Braswell, whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Co-Trustees and they being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing on behalf of The John and Leigh Ann Braswell Trust, dated December 20, 2019

WITNESS my hand and official seal this 22 day of April, 2021.

NOTARY

MY COMMISSION EXPIRES: 2/22/22

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

