Karen Johnson Davidson County
Batch# 635108 DEEDWARR
05/13/2021 10:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20210513-0064600

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $430,000.00.

Bailey Wind
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 03.08.22

(AFFIX SEAL)

ANDREW SMITHSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

G-SB-P-21-1640

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| Ian L. Noyes | new owners | |
| (NAME) | (NAME) | 072-10-0-314.00 |
| 1640 Chase Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMIE YOUNG AND GLEN BRUNMAN, WIFE AND HUSBAND AND ALYSSA BRUNMAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN L. NOYES, A SINGLE PERSON**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Chas U. Coggin's First Addition to Nashville, the Hinds-Litton Tract of record in Plat Book 421, Page 33, 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 Jamie Young and Glen Brunman, wife and husband as community property with right of survivorship, and Alyssa J. Brunman, unmarried by Warranty deed from Amanda Maynord Anderson and Matthew D. Anderson, husband and wife of record in Instrument No. 20160112-0003091 Register's Office for Davidson County, Tennessee, dated December 30, 2015 and recorded on January 12, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 421, Page 33, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1640 Chase Street, Nashville, Tennessee 37216**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 3rd DAY OF MAY, 2021.

Jamie Young by [illegible] Attorney-in-fact
Jamie Young
by Alyssa Brunman, Attorney-In-Fact

Glen Brunman by [illegible] Attorney-in-fact
Glen Brunman
by Alyssa Brunman, Attorney-In-Fact

[illegible]
Alyssa Brunman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alyssa J. Brunman, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of JAMIE YOUNG AND GLEN BRUNMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said JAMIE YOUNG AND GLEN BRUNMAN.

Witness my hand and official seal, this the 3rd of May, 2021.

[illegible]
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALYSSA BRUNMAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 3rd of May, 2021.

[illegible]
Notary Public
My Commission Expires: _____
(SEAL)

RYAN TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

**RETURN TO:**
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

# True Copy Certification

I, Steve Berneman, 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.

Steve Berneman

State of Tennessee

County of Davidson

Personally appeared before me, Bailey Wind, a Notary Public for this county and state that Steve Berneman, acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10-2-2023

Notary Seal (if on paper) Bailey Wind

BAILEY WIND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 10-2-2023