WARRANTY DEED

Karen Johnson Davidson County
Batch# 638107 DEEDWARR
05/18/2021 10:00:30 AM 2 pgs
Fees: $13.00 Taxes: $1,912.90

20210518-0066701

MST 2021-0614

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $517,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 2021

Notary Public

MY COMMISSION EXPIRES: 1-8-24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel J. Foster and John Stephen Bregger, Jr.	OWNER	
(NAME)	(NAME)	073-05-0-135.00
2309 Demarius Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, **Justin A. Brown, a married man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Daniel J. Foster and John Stephen Bregger, Jr., both unmarried, as joint tenants with right of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 34 on the Plan of Riverwood Heights Subdivision, of record in Book 1835, page 42, Register's Office for said County.

Said Lot No. 34 fronts 100 feet on the northerly margin of Demarius Drive and extends back between parallel lines 150 feet to a deadline.

Being the same property conveyed to James E. Neal and wife, Jane E. Neal, by Deed from Norman W. Davis, Jr. and wife, Johnnie N. Davis, of record in Book 7886, Page 114, Register's Office for Davidson County, Tennessee, dated June 30, 1989 and recorded on July 11, 1989.

The said James E. Neal deceased on or about November 23, 2014, leaving Jane E. Neal as surviving tenant by the entirety.

The said Jane E. Neal deceased on or about November 3, 2019, leaving her Last Will and Testament in Probate No. 19P2170, Probate Court of Davidson County, Tennessee.

Being the same property conveyed to Justin A. Brown by Warranty deed from Tanya D. Jones, Kim Patterson, Clyde G. Hurt, JR, and Tanya D. Jones, Executrix of the Estate of Jane E. Neal of record in Instrument No. 20200811-0089298 Register's Office for Davidson County, Tennessee, dated July 30, 2020 and recorded on August 11, 2020. Being also known as 2309 Demarius Drive Nashville, Tennessee 37216.

The Grantor further covenants that the Property is not the usual place of residence of the Grantor, the Grantor's spouse, or the Grantor's dependents.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2021, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Book 1835, Page 42, Register's Office for Davidson County, Tennessee.

This property, known as 2309 Demarius Drive, Nashville, TN 37216
(House Number) (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 we do covenant with the said GRANTEES 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 GRANTEES, 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 14 DAY OF MAY, 2021.

Justin A. Brown by Yvette Meldrum my Attorney-in-Fact

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STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Yvette Meldrum, Attorney-in-Fact for Justin A. Brown, the within named bargainor(s), with whom I am personally acquainted (or proved o me on the basis of satisfactory evidence), and who acknowledged that he/she, executed the foregoing instrument on behalf of and as Attorney-in-Fact for the said Justin A. Brown, as his/her free act and deed for the purposes therein contained, said Power of Attorney of record in Register's Office.

Witness my hand and official seal, this the 14 day of May, 2021.

Notary Public

My Commission Expires: 5-30-21

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 05-30-2021

(SEAL)