Karen Johnson Davidson County
Batch# 650189 DEEDWARR
06/07/2021 07:38:57 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20210607-0075537

This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12085-RR

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $299,900.00.

Affiant

Subscribed and sworn to before me, this the 1st day of June, 2021.

Notary Public

My Commission Expires: _____

BRIAN D MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2023

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Alyssa Brunman 808 Kinsington Drive Nashville, TN 37216	Legacy Home Loans 4004 Hillsboro Pike Suite 216 B Nashville, TN 37215	051-14-0-078.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Chasity Thomas, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Alyssa J. Brunman**, 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, Tennessee, being Lot No. 5B on the Plan of Zone Lot Division, Lots 1 through 5, Kinsington Chase of record in Plat Book 6200, Page 229, 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 Shelia J. Pugh by Warranty deed from Eric Sox, a married man and George Brandt, a married man of record in Instrument No. 20161129-0125023 Register's Office for Davidson County, Tennessee, dated November 18, 2016 and recorded on November 29, 2016.

Being the same property conveyed to Chasity Thomas, a married woman by Warranty deed from Shelia J. Pugh , a single person of record in Instrument No. 20191125-0121554 Register's Office for Davidson County, Tennessee, dated November 21, 2019 and recorded on November 25, 2019.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute

This is improved property located at: **808 Kinsington Drive, Nashville, TN 37216**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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, Grantor has executed this instrument on this 27th day of May, 2021.

GRANTOR:

Chasity Thomas

Chasity Thomas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Chasity Thomas, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this ~~1st~~ 27th day of ~~June~~ May, 2021.

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

Notary Public
My Commission expires: 5/2/22