RECORDED AT THE REQUEST OF
CHICAGO TITLE COMPANY
5870210632

WHEN RECOREDED MAIL TO:
~~CHICAGO TITLE~~
5 ~~CORPORATE PARK SUITE~~ 100
~~IRVINE, CA 92606~~
Robert & Cindy Brown
1716 Villa Pl.
Nashville, TN. 37212

Karen Johnson Davidson County
Batch# 667048 DEEDWARR
06/29/2021 08:14:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20210629-0087649

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
MATTHEW KNABLE, P.O. BOX 52773 KNOXVILLE, TN 37950
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
ROBERT S. BROWN AND CINDY M. BROWN	ROBERT S. BROWN AND CINDY M. BROWN	104-08-0-396.00
1716 VILLA PL NASHVILLE, TN 37212	1716 VILLA PL NASHVILLE, TN 37212	

For good consideration, I (We) **ROBERT S. BROWN AND WIFE, CINDY M. BROWN, ALSO KNOWN AS CYNTHIA M. BROWN,** whose mailing address is 1716 VILLA PL, NASHVILLE, TN 37212, hereby bargain, deed and convey to **ROBERT S. BROWN AND WIFE, CINDY M. BROWN** whose mailing address is 1716 VILLA PL, NASHVILLE, TN 37212, the following described land in DAVIDSON County, to wit:

BEGINNING AT A POINT IN THE EASTERLY MARGIN OF VILLA STREET EXTENDED ON THE DIVIDING LINE BETWEEN LOTS NO. 61 AND 65 ON SAID PAN, THENCE EASTWARDLY 159.37 FEET WITH SOUTHERLY LINE OF LOT NO, 611 TO A DEAD LINE, THEN SOUTHWARDLY AND PARALLEL WITH VILLA STEET, EXTENDED, 76 FEET TO A POINT IN THE EASTERLY MARGIN OF SAID STREET, NORTHWARDLY 76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 396 OR LOT 65 HAYES PLAN OF LARGE LOTS CALLED ROKEYBY, AS OF RECORD BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A IRON PIN WITH NO CAP AT THE NORTH WEST CORNER OF SAID LOT, SAID POINT BEING THE NORTH WEST CORNER OF CORNERSTONE INVESTMENTS. INC. AS RECORDED IN INSTRUMENT NO. 20090728-0070576 TENNESSEE STATE PLANE COORDINATE OF NORTH 657,463.7, EAST 1,734,329.1; THENCE WITH THE EAST MARGIN OF VILLA PLACE, NORTH 05 DEG. 22 MIN. 18 SEC. EAST A DISTANCE OF 1.22 FT. TO AN IRON PIN FOUND WITH CAP RLS 2538; THENCE SOUTH 82 DEG. 12 MIN. 21 SEC. EAST A DISTANCE OF 159.36 FT. TO AN IRON PIN FOUND WITH CAP RLS 2538; THENCE WITH THE WEST MARGIN OFAN ALLEY, SOUTH 08 DEG. 59 MIN. 48 SEC. WEST A DISTANCE OF 8.20 FT. TO AN IRON PIN SET; THENCE NORTH 79 DEG. 41 MIN. 35 SEC. WEST A DISTANCE OF 159.29 FT. WHICH IS THE POINT OF BEGINNING, HAVING AN AREA OF 750 SQ. FT., 0.02 ACRES.

BEING THE SAME PROPERTY CONVEYED TO ROBERT S. BROWN AND WIFE, CYNTHIA M. BROWN, ON DEED DATED 08/01/2017 AND RECORDED ON 08/07/2017, AS INSTRUMENT NO. 20170807-0080265, AMONG THE REAL LAND RECORDS OF DAVISDON COUNTY, TN.

APN: 104-08-0-396.00

Property Address: 1716 VILLA PL, NASHVILLE, TN 37212

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 18 day of June 2021

Robert S Brown
ROBERT S. BROWN

Cindy M Brown
CINDY M. BROWN, A/K/A CYNTHIA M. BROWN
A/K/A Cynthia M Brown

STATE OF TN)
) SS.
COUNTY OF Davidson)

On this 18 day of June 2021, before me personally appeared **ROBERT S. BROWN AND CINDY M. BROWN, A/K/A CYNTHIA M. BROWN**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Notary Public
My Commission Expires: 11/06/2024

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Robert S Brown
Signature of Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 18th day of June, 2021.

Notary Public
My Commission Expires:

I SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires 11/6/2024

Name and address for person(s) responsible for taxes:
ROBERT S. BROWN AND CINDY M. BROWN
1716 VILLA PL
NASHVILLE, TN 37212

Name and Address of property owner:
ROBERT S. BROWN AND CINDY M. BROWN
1716 VILLA PL
NASHVILLE, TN 37212

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TN, BEING PART OF LOT NO. 65, ON THE PLAN OF O. B. HAYES PLAN OF LARGE LOTS CALLED ROKEBY, OF RECORD IN BOOK 21, PAGE 87, REGISTERS OFFICE FOR DAVIDSON COUNTY, TN, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE EASTERLY MARGIN OF VILLA STREET EXTENDED ON THE DIVIDING LINE BETWEEN LOTS NO. 61 AND 65 ON SAID PAN, THENCE EASTWARDLY 159.37 FEET WITH SOUTHERLY LINE OF LOT NO, 611 TO A DEAD LINE, THEN SOUTHWARDLY AND PARALLEL WITH VILLA STEET, EXTENDED, 76 FEET TO A POINT IN THE EASTERLY MARGIN OF SAID STREET, NORTHWARDLY 76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A TRACT OF LAND LOCATED IN DAVIDSON COUNTY, TENNESSEE, BEING A PORTION OF PARCEL 396 OR LOT 65 HAYES PLAN OF LARGE LOTS CALLED ROKEYBY, AS OF RECORD BOOK 21, PAGE 87, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.
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Parcel ID:104-08-0-396.00

Commonly known as 1716 Villa Place, Nashville, TN 37212
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Outsale Deed recorded in Instrument: 20170807-0080265 in the Register's Office of Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, Debbie Dahlen, 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.

Debbie Dahlen
Signature

State of _____

County of _____

Personally appeared before me, _____, a notary public for this county and state,
Notary's Name

_____, 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: _____

NOTARY'S SEAL

SEE ATTACHED NOTARY ACKNOWLEDGMENT

ACKNOWLEDGMENT PAGE TO BE ATTACHED TO THE FOLLOWING DOCUMENT:
Tennessee Certification Of Electronic Document

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On April 2, 2021 before me, Margie M. Dugan, Notary Public,
(here insert name and title of the officer)

personally appeared Debbie Dahlen,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Margie M D

Signature

MARGIE M DUGAN
Notary Public - California
Orange County
Commission # 2206825
My Comm. Expires Aug 20, 2021