BOX 10-A

(2)

Karen Johnson Davidson County
Batch# 672737 **DEEDWARR**
07/08/2021 09:46:24 AM 2 pgs
Fees: $13.00 Taxes: $2,959.63

20210708-0091896

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$799,900.00.**

Affiant

Subscribed and sworn to before me, this the 6th day of July 2021

Notary Public

My commission expires:
(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May, 2 2022

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RYAN F. HOOPER	SAME	131-03-0-337.00
4404 A Westlawn Drive		
Nashville, TN 37209		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GREGORY BROWN AND WIFE, TERESA BROWN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RYAN F. HOOPER, UNMARRIED

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled Re-Subdivision of Lots 1, 2, 3 & 4, Cook Subdivision, of record in Instrument No. 20111123-009157, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to GREGORY BROWN AND WIFE, TERESA BROWN, by deed from ROBIN A. WEBER, A SINGLE PERSON, of record in Instrument No. 20160712-0071153, dated July 8, 2016, said Register's Office.

GREGORY BROWN NAD GREGORY E. BROWN ARE ONE AND THE SAME PERSON.

TERESA N. BROWN AND TERESA BROWN ARE ONE AND THE SAME PERSON.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 4185 Belmont Park Terrace, Nashville, TN 37215.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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, his 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 7th day of July, 2021

Gregory E Brown by Teresa N. Brown, Attorney in Fact
GREGORY BROWN
BY: TERESA BROWN, HIS ATTORNEY IN FACT

Teresa N. Brown
TERESA BROWN

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, TERESA BROWN,the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

State of Tennessee)
County of Davidson)

On this 7th day of July, 2021, before me personally appeared TERESA BROWN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of GREGORY BROWN, and who acknowledged that she executed the same as the free act and deed of GREGORY BROWN.

Witness my hand, at office, this 7th day of July, 2021.

NOTARY PUBLIC
My Commission Expires: 5.9.2023

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023