Karen Johnson Davidson County
Batch# 673524 DEEDWARR
07/08/2021 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $851.00
20210708-0092388

This Instrument Prepared By:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Name and Address of New Owner:	Send Tax Bills To:	Map & Parcel No:
Poplar Creek Properties, LLC C6339 Charlotte Pike #1118 Nashville, TN 37209	Poplar Creek Properties, LLC C6339 Charlotte Pike #1118 Nashville, TN 37209	021-04-0-007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Karen Jean Brown a/k/a Karen J. Brown, an unmarried woman,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Poplar Creek Properties, LLC, a Tennessee Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Property 1:
A Tract of Land in the 2nd civil district, formerly the 14th civil district of Metropolitan Nashville. Davidson County, Tennessee, lying south of Lot 7, Section 1, Feltswood Subdivision, of record in book 3700, Page 13 R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a concrete monument at the southeast corner of said Lot 7, said concrete monument also being a common corner with Lot 8 of said subdivision; thence,

1) S. 8 degrees, 46 feet, 16 inches West, a distance of 209.80 feet to an iron pin on the north margin of a proposed 50 foot road; thence,

2) With the north margin of a proposed road, North 70 degrees, 14 feet, 21 inches, a distance of 162.32 feet to an iron pin; thence,

3) Continuing with the north margin of said proposed road, with a curve to the left having a radius of 832.46 feet and a central angle of 4 degrees. 48 feet 47 inches (and a chord bearing and distance of north 72 degrees 38 feet 40 inches West, 69.91 feet) a distance of 69.93 feet to an iron pin; thence,

4) North 14 degrees 56 feet 52 inches East, a distance of 221.87 feet to an iron pin at the common rear corner of Lot 6 and Lot 7, Section 1, Feltswood Subdivision; thence,

5) South 69 degrees 57 feet 21 inches East, a distance of 7.09 feet to a broken concrete monument; thence,

6) South 66 degrees 49 feet 27 inches East, a distance of 204.06 feet with a south line of Lot 7, to the point of beginning and containing 46,920.7 square feet or 1.077 acres according to a survey by Theodore E. Martin, Jr., dated 1-19-82.

Being the same property conveyed to Karen Jean Brown by Quitclaim Deed from Cindy Lou Brown Dinning, Thomas Eugene Brown, II, and David Marshall Brown, dated May 5, 2021, and recorded May 6, 2021, in Instrument No. 20210506-0061145, Register's Office for Davidson County, Tennessee.

Property Address: 0 Eatons Creek Road, Joelton, TN 37080. MAP & PARCEL #021-04-0-007.00

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Property 2:
Land in Davidson County, Tennessee, being Lot 7 on the Plan of Feltswood Subdivision, Section One, of record in Book 3700, Page 13, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Karen J. Brown by Quitclaim Deed from Cindy Lou Brown Dinning, Thomas Eugene Brown, II, and David Marshall Brown, dated June 24, 2005, and recorded July 1, 2005, in Instrument No. 20050701-0076080, Register's Office for Davidson County, Tennessee.

Property Address: 3459 Binkley Road, Joelton, TN 37080.

This conveyance is subject to Real Property taxes for 2021 and subsequent years, liens not yet due or payable and all recorded restrictions, covenants, conditions, and easements not stated herein, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 30th day of June, 2021.

Karen Jean Brown (SEAL)
Karen Jean Brown a/k/a Karen J. Brown
AKA Karen J Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of June, 2021, before me personally appeared Karen Jean Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of June, 2021.

Notary Signature
My commission expires: 10-12-2024

AMANDA S. YOUNG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $230,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
30th day of June, 2021.

CLAIRE H. JENKINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Claire H Jenkins
Notary Public
My commission expires: 10/2/23
File No. 2021-508

TRUE COPY CERTIFICATION

I, Amanda Young, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6/30/21.

Signature 07/06/2021
Date

State of Tennessee

County of Davidson

Personally, appeared before me, Claire Jenkins, a notary public for this county and state, Amanda Young, who acknowledges that this certification of an electronic document is true and correct and whose signature I witnessed.

Sworn to and subscribed to me this 6 day of July 2021.

Claire H. Jenkins
Notary Signature

My commission expires: 10/2/23

