Karen Johnson Davidson County
Batch# 678468 DEEDWARR
07/16/2021 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $314.50
20210716-0095842

This Instrument Prepared By:	STATE OF TENNESSEE COUNTY OF SUMNER
Lawyer's Title & Escrow, LLC 145 Maple Row Blvd. Hendersonville, TN 37075	The actual consideration or value, whichever is greater for this transfer is $85,000.00. Affiant
TRACI SELLERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	Subscribed and sworn to before me, this 15th day of July, 2021. Traci Sellers Notary Public My Commission Expires: 6-24-25

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel:
Need for Snead Renovations, LLC 112 Read Tavern Road Hendersonville, TN 37075	New Owner	Property 1: 043-09-0-227.00

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, Jerry Brown and Carloyn Brown, husband and wife, the "Grantor," have this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Need for Snead Renovations, LLC, a Tennessee limited liability company, the "Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, bring the Westerly 26 feet of Lot No. 42 and the Easterly 81 feet of Lot No. 43 of Block B on the Map of Woodlawn Estates as of record in Book 843, page 82, Register's Office for said County.

Said parts of said lots adjoin and front together 107 feet on the South side of Dupont Ave and run back between parallel lines 165 feet to a dead line.

Being the same property conveyed to Jerry Brown and wife Carolyn Brown by Warranty deed from Reginald D. Thompson and wife, Gaytha L. Thompson of record in Instrument No. 20010920-0101791 Register's Office for Davidson County, Tennessee, dated September 11, 2001 and recorded on September 20, 2001.

Being also known as 250 Dupont Avenue Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantee, 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.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of July,2021.

Jerry Brown

Carloyn Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

On this 15th day of July, 2021, before me personally appeared Jerry Brown and Carloyn 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 15th day of July, 2021.

Notary Signature

My commission expires: 6-24-25

TRACI SELLERS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Certificate of Authenticity

I, Traci Sellers, 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 July 15, 2021.

Traci Sellers
Affiant Signature

7-15-21
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 15th day of July, 2021.

Notary

My Commission Expires:

6/19/2023

