(1)

Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0421

Karen Johnson Davidson County
Batch# 691915 **DEEDWARR**
08/06/2021 11:33:10 AM 2 pgs
Fees: $13.00 Taxes: $2,075.70

20210806-0106215

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 561,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ day of August, 2021

Notary Public

Commission Expires: _____

TAMRA JONES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Brenda Stults-Brodows 2332 Forest Lake Drive Nashville, TN 37211	New Owner	180-04-0A-176.00 CO

WARRANTY DEED

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

Katherine Almond, a single woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brenda Stults-Brodows , unmarried woman

HEREINAFTER CALLED THE GRANTEES, 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. 85 on the Plan of Section Five, Highland Creek, RS10 Cluster Lot Subdivision, of record in Instrument Number 20040915-0111296, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

BEING the same property conveyed to Katherine Almond, a single woman, by Warranty Deed from Chad S. Thomas and wife, Karen M. Thomas, dated 12/16/2016 and recorded 12/20/2016 in Instrument No. 20161220-0133612, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2332 Forest Lake Drive Nashville, TN 37211.

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 so 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. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 4 day of August, 2021.

Katherine E. Almond

Katherine Almond

STATE OF ALABAMA
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Katherine Almond** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Florence, Alabama, this 4th day of August, 2021.

Joyce L. Ragland

Notary Public
My Commission Expires: MY COMMISSION EXPIRES MAY 19, 2025

(Notary Seal)

WARRANTY DEED