21-3986

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **700,000.00**. Madison Mazzanti Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **08/02/2021** Notary Public MY COMMISSION EXPIRES: 10/30/24 (AFFIX SEAL)

WARRANTY DEED

This Instrument Prepared By and Return To:

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-3986

Karen Johnson Davidson County
Batch# 693436 **DEEDWARR**
08/09/2021 01:14:24 PM 2 pgs
Fees: $13.00 Taxes: $2,590.00
20210809-0107020

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
The Brinks Living Trust, Amended and Restated in its Entirety U/A/D July 18, 2014	**Same as New Owner**	**082-05-0-020.00**
(NAME) **450 Dry Creek Rd**	(NAME)	
(ADDRESS) **Monterey, CA 93940-4234**	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Stacy K. Grams N/K/A, Stacy Grams King and Jeremiah McKenzie King, husband and wife,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Heinrich A. Brinks and Camille M. Brinks, Co-Trustees of The Brinks Living Trust, Amended and Restated in its Entirety U/A/D July 18, 2014,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** DESCRIBED AS FOLLOWS, TO-WIT:

Being the Northerly 18 feet of Lot #67 and the Southerly 14 feet of Lot #68 in D. T. McGavock's Addition to Nashville, called "D.T. McGavock's Plan of 98 lots" or subdivision, as of record in Book 21, Page 7, Register's Office for Davidson County, Tennessee.

Said Northerly part of Lot #67 and the Southerly part of Lot #68 front together 32 feet on the Westerly side of 4th Avenue North, Formerly Cherry Street, and runs back between parallel lines 174 feet to an alley.

Being the same property conveyed to Stacy K. Grams, an unmarried woman by Deed dated November 6, 2013 from Three Beans Properties, a Tennessee general partnership consisting of Gail Biener Wales, Anita Biener Howards, and Prit Pal Khalsa, recorded November 8, 2013, in Instrument Number 20131108-0116205, in the Register's Office of Davidson County, Tennessee.

Jeremiah McKenzie King joins in this conveyance to relinquish homestead, dower, as well as any and all other marital or non-marital interest.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **1723 4th Avenue North, Nashville, TN 37208**
(House Number) (Street) (City, State) (Zip)

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(S), his/her/their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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, representatives and assigns, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their 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.

IN WITNESS WHEREOF, this instrument has been executed on this the **2nd** day of **August, 2021.**

Stacy K. Grams N/K/A Stacy Grams King

Jeremiah McKenzie King

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Stacy K. Grams N/K/A Stacy Grams King and Jeremiah McKenzie King**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **2nd** day of **August, 2021.**

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY