398

Warranty Deed

Karen Johnson Davidson County
Batch# 693599 DEEDWARR
08/09/2021 03:56:24 PM 7 pgs
Fees: $38.00 Taxes: $691.90

20210809-0107227

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this the 5th day of August, 2021

Notary Public

My commission expires:

LYDIA H. WEAVER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2022

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Gregory Pearson Smith	CapStar Bank	104 02 0A 034 00
201 Acklen Drive #34	2002 Richard Jones #300A	
Nashville, TN 37203	Nashville, TN 37215	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING CO-EXECUTORS OF THE ESTATE OF ELIZABETH MEGGS BROWNING, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING, CO-TRUSTEES OF THE ELIZABETH MEGGS BROWING FAMILY TRUST, AND BARBARA JOAN BROWNING AND BEVERLY ANNE BROWNING DEVISEES UNDER THE WILL OF ELIZABATH MEGGS BROWNING**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GREGORY PEARSON SMITH, AN UNMARRIED MAN**, 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 Unit No. 34 on the Plan of Acklen Place Condominium, a Horizontal Property Regime, of record in Plat Book 5200, page 503, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more full and complete description of said unit, together with an undivided 1/34 interest in all common areas.

Being the same property conveyed to Elizabeth M. Browning by Quitclaim Deed from U. Grant Browning, of record in Instrument No. 20081210-0119163, Register's Office of Davidson County, Tennessee, dated December 10, 2008 and recorded on December 10, 2008. The said Elizabeth M. Browning died testate January 18, 2021, and her Last Will and Testament has been admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee at Nashville, Case No. 21P498.

Also being the same property conveyed to U. Grant Browning by Warranty Deed from Union Development Company, Inc., of record in Book 6100, Page 112, Register's Office of Davidson County, Tennessee, dated July 20, 1983 and recorded on July 22, 1983.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 201 Acklen Park Drive #34, Nashville, TN 37203, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.
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 I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, 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 singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 5th day of August, 2021.

Estate of Elizabeth Meggs Browning

By: _____
Beverly Anne Browning, Co-Executor

Elizabeth Meggs Browning Family Trust

By: _____
Beverly Anne Browning, Co-Trustee

Devisee Under the Will of Elizabeth Meggs Browning

_____
Beverly Anne Browning

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Anne Browning, as Co-Executor of the Estate of Elizabeth Meggs Browning, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2021.

_____
Notary Public

STEVE MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Beverly Anne Browning, as Co-Trustee of the Elizabeth Meggs Family Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 5th day of August, 2021.

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

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COUNTY OF DAVIDSON

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Elizabeth Meggs Browning Family Trust

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COUNTY OF _____

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Notary Public

FLORIDA INDIVIDUAL ACKNOWLEDGMENT
F.S. 117.05(13) — Effective January 1, 2020

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of

☑ Physical Presence,

— OR —

☐ Online Notarization,

this 5 (Date) day of August (Month), 2021 (Year), by Barbara Joan Browning, as Co-Executor of the Estate of Elizabeth Meggs Browning
Name of Person Acknowledging

BRITTNEY T. PALMER
Notary Public - State of Florida
Commission # GG 182827
My Comm. Expires Feb 5, 2022
Bonded through National Notary Assn.

Signature of Notary Public — State of Florida

Brittney T. Palmer
Name of Notary Typed, Printed or Stamped

☐ Personally known
☑ Produced Identification

Type of Identification Produced: TN Drivers License

Place Notary Seal Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: August 5 Number of Pages: 4 6-BSP

Signer(s) Other Than Named Above: _____

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Signature of Notary Public — State of Florida

Brittney T. Palmer
Name of Notary Typed, Printed or Stamped

☐ Personally known
☑ Produced Identification
Type of Identification Produced: _____

Place Notary Seal Stamp Above

TN Driver License

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