Karen Johnson Davidson County
Batch# 695592 DEEDWARR
08/11/2021 02:10:30 PM 3 pgs
Fees: $18.00 Taxes: $2,404.63
20210811-0108522

Warranty Deed

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $649,900.00. Carmen Coats Affiant Subscribed and sworn to before me, this the 6th day of August, 2021. Eliza Whitfield Notary Public My commission expires: 5-5-2025

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:
Elise Morrissey	Legacy Homes Loans LLC	083-13-0-078.00
406 South 11th Street	1036 Stearman Drive	
Nashville, TN 37206	White House, TN 37188	

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, **EARL G. BREWSTER AND WIFE, HELEN GAYE A. BREWSTER,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELISE MORRISSEY, AN UNMARRIED WOMAN,** 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: x EM

Being Lot No. 18 on the Plan of Manner's Subdivision in East Nashville of record in Plan Book 2, Page 43, Chancery Court of Nashville, Tennessee. Said Lot No. 18 fronts 50.0 feet on the West side of Eleventh Street, or Smith Street, and runs back between parallel lines 205.0 feet along the Northern line of a 10-foot alley to an alley in the rear.

Being the same property conveyed to Earl G. Brewster and wife, Helen Gaye A. Brewster, as tenants by the entireties by Warranty deed from Williams-Munday Properties LLC of record in Instrument No. 20051121-0140593 Register's Office for Davidson County, Tennessee, dated August 27, 2005 and recorded on November 21, 2005.

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 406 South 11th Street, Nashville, TN 37206, 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 6th day of August, 2021.

Earl G. Brewster

Helen Gaye A. Brewster

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 Earl G. Brewster and Helen Gaye A. Brewster, 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 6th day of August, 2021.

Notary Public

My Commission Expires: 3-3-25

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/11/2021 (date ~~of document~~).

Affiant Signature

08/11/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 11th day of August, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025