Karen Johnson Davidson County
Batch# 702082 DEEDWARR
08/20/2021 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,036.00
20210820-0112986

WARRANTY DEED

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

G-VRES-21-1412

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-2-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Timia Brown	Timia Brown	
(NAME)	(NAME)	**050-04-0-037.00**
1412 Tempany Court	1412 Tempany Ct.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Nashville TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICA KENT MCFAUL-ERWIN AND SPOUSE, ASHLEY MCFAUL-ERWIN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TIMIA BROWN, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 123 on the Plan of Section Two, Bellshire Terrace of record in Plat Book 6250, Page 673 and 674, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Erica Kent Erwin by Special Warranty deed from Fannie Mae a/k/a Federal National Mortgage Association of record in Instrument No. 20160620-0062714 Register's Office for Davidson County, Tennessee, dated May 31, 2016 and recorded on June 20, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6250, Page (s) 673 and 674, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6741, Page 991, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1412 Tempany Court, Nashville, Tennessee 37207**.

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), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

Witness my/our hand(s) this the 19th DAY OF AUGUST, 2021.

Erica Kent McFaul Erwin by Kate Nyquist, attorney in fact
Erica Kent McFaul-Erwin by Kate Nyquist,
Attorney in Fact

Ashley McFaul-Erwin by Kate Nyquist, attorney in fact
Ashley McFaul-Erwin by Kate Nyquist,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of ERICA KENT MCFAUL-ERWIN AND ASHLEY MCFAUL-ERWIN, and who acknowledged he/she/they executed the same as the free act and deed of the said ERICA KENT MCFAUL-ERWIN AND ASHLEY MCFAUL-ERWIN.

Witness my hand and official seal, this the 19th of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 05/25/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Holly A Mason, 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 8/19/21.

Affiant Signature

8/19/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 19th day of August, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-8-22