Karen Johnson Davidson County
Batch# 703751 DEEDWARR
08/24/2021 12:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20210824-0114314

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2055 North Mount Juliet Road, Suite 202, Mount Juliet, TN 37122

STATE OF Tennessee

COUNTY OF ~~Wilson~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 339,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August , 20 21 .

Notary Public
COMMISSION EXPIRES: 5-5-2025

(Affix Seal)

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Earl G. Brewster Helen Gaye Brewster	Renasant Bank	044-11-0-109
(NAME)	(NAME)	
606 Lawrence Street	2001 Park Place North, Suite 150	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Birmingham, AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, we, **James Todd Von Hagen,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Helen Gaye Brewster and Earl Gene Brewster wife and husband,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: EGB X

Land in Davidson County, Tennessee, being Lot Number 113, on the Plan of Village of Old Hickory, Section A, of record in Plat Book 1424, Page 68, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Todd Von Hagen by Deed dated August 8, 2003 from Mel Martinez, Secretary of Housing and Urban Development, recorded August 11, 2003, in Instrument Number 20030811-0114067, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 606 Lawrence Street (House Number) (Street) (P.O. Address) Old Hickory, TN (City or Town) 37138 (Postal 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 GRANTEES, their heirs. successors and assigns forever; and we do 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, successors 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 our hands this 20th day of August, 2021.

James Todd Von Hagen

Rebecca Lynn Von Hagen by
James Todd Von Hagen a/k/a
James Tod Von Hagen
Rebecca Lynn Von Hagen by
James Todd Von Hagen a/k/a
James Tod Von Hagen
Pursuant to Power of Attorney of record in
Instrument No. 20210824011431 3,
Register's Office for Davidson County, Tennessee.

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James Todd Von Hagen 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 as their free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2021.

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

State of Tennessee

County of Wilson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James Todd Von Hagen, a/k/a James Tod Von Hagen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Attorney in Fact for the within named Rebecca Lynn Von Hagen, and being authorized to act on behalf of said person that he executed the within instrument as his free act and deed for the purposes therein contained.

WITNESS my hand and seal this 20th day of August, 2021.

Commission Expires: 01/26/2025

S. NIXON PRESSLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES JAN. 26, 2025

Tennessee Certification of Electronic Document

I, Steven T. Mills, 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 08/24/2021 (date of document).

Affiant Signature

08/24/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 24th day of August, 2021.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025

202108240114314