Karen Johnson Davidson County
Batch# 705486 DEEDWARR
08/26/2021 01:07:15 PM 2 pgs
Fees: $13.00 Taxes: $7,877.30
20210826-0115465

GENERAL WARRANTY DEED

This Instrument Was Prepared By:
Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Lorie Brawner & Marcus Brawner **5898 E. Ashland Drive** **Nashville, TN 37215**	NEW OWNER	**144-12-0-038.00**

State of Tennessee
County of Davidson

The actual consideration or value for this transfer, whichever is greater, is **$2,129,000.00**

Affiant

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

Notary Public

My commission expires: 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **DANIEL BURTON** (the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **LORIE BRAWNER AND MARCUS BRAWNER, WIFE AND HUSBAND** (Collectively, the "Grantee"), their successors and assigns, certain real estate in Davidson County, Tennessee, as described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 12, as shown on the map entitled the Plan of Otter Creek Hills, of record in Book 2900, pages 110 and 111, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to DANIEL C. BURTON by deed from CYNTHIA G. WALLER, AN UNMARRIED WOMAN, dated July 28, 2016, of record as Instrument No. 20160802-0079830, said Register's Office. DANIEL C. BURTON conveyed said property to BURTON FAMILY TRUST, by Quitclaim Deed of record as Instrument No. 20170405-0033312, dated March 31, 2017, said Register's Office. D

DANIEL C. BURTON, TRUSTEE OF THE BURTON FAMILY TRUST, further conveyed said property to DANIEL BURTON, by Quitclaim Deed of record as Instrument No. 20190711-0067792, dated July 10, 2019, said Register's Office.

This is improved property known as **5898 E Ashland Drive, Nashville, Tennessee 37215.**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BVREE-21-5898

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, his successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as follows:

1. General or special taxes and assessments required to be paid in the year 2021 and subsequent years.
2. Matters shown on the Plan of record in Book 2900, pages 110 and 111, said Register's Office.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand on this 24th day of August 2021.

GRANTOR:

DANIEL BURTON

STATE OF Tennessee
COUNTY OF Williamson

On this 24th day of August, 2021, before me personally appeared Daniel Burton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her free act and deed.

Witness my hand and official seal on this 24th day of August, 2021.

Notary Public
My Commission Expires: 12/6/21

