Prepared by:

5 Star Title
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 722937 DEEDWARR
09/23/2021 02:15:22 PM 2 pgs
Fees: $13.00 Taxes: $1,520.70

20210923-0128114

2021-104

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $411,000.00.

Affiant

Subscribed and sworn to before me this 17th day of September, 2021.

Notary Public
My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information:
Collin and Chloe Brown		
644 Tobylynn Drive	New Owner	169-012.02
Nashville, TN 37211		

WARRANTY DEED

For and in 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

Michael Brown, married,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Collin Michael Brown and Chloe Marie Brown, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of Section Two, Huntington Park of record in Plat Book 4175, Page 108, 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 Shelby Printz, unmarried, Julia Printz and husband, Ronald Printz, all as tenants in common with rights of survivorship by Warranty deed from Tonjia L. M. Smith, Executrix of The Estate of Eddie C. Deal, Quincy Maurice Deal, Damietre T. Deal and Domanique T. Deal of record in Instrument No. 20190124-0007043 Register's Office for Davidson County, Tennessee, dated January 23, 2019 and recorded on January 24, 2019.

Being the same property conveyed to Michael Brown by Warranty deed from Shelby Printz, unmarried and Julia Printz, wife and husband as tenants in common with right of survivorship of record in Instrument No. 20200716-0078161 Register's Office for Davidson County, Tennessee, dated July 01, 2020 and recorded on July 16, 2020.

This property is neither the principal residence of the Grantor, his spouse, nor any of his dependents.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at 644 Tobylynn Drive, Nashville, TN 37211.

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 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 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 17th day of September, 2021.

Michael Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Michael Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, TN this 17th day of September, 2021.

Notary Public at Large

My Commission Expires: 2/20/2023.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY