Karen Johnson Davidson County
Batch# 724006 DEEDWARR
09/27/2021 09:31:30 AM 4 pgs
Fees: $23.00 Taxes: $821.40
20210927-0129133

#36519

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 36519-07-2021**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $222,000.00. Affiant Subscribed and sworn to before me this 17th day of September, 2021. Notary Public My Commission Expires:

EILEEN K. HOPKINS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES OCTOBER 2, 2022

WARRANTY DEED

Address New Owner: Charlotte M. Miller 410 Hunters Place #410 Hermitage, TN 37076	**Send Tax Bills To:** U.S. Bank National Association 9380 Excelsior Blvd, 3rd Floor Hopkins, MN 55343	**Tax Information:** Map and Parcel No.: 064120A41000CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **William S. Brown, unmarried, Kathy G. Barnes, unmarried, individually and as devisee under the Last Will and Testament of Marjorie C. Brown, deceased, and Melissa George Ashburn Stewart, unmarried, also known as Melissa George Stewart, individually and as devisee under the Last Will and Testament of Marjorie C. Brown, deceased** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Charlotte M. Miller, a single woman** ("Grantee"), her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 410 Hunters Place #410, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 17th day of September, 2021.

William A Brown
William S. Brown

Kathy G Barnes, Individually and as Devisee
Kathy G. Barnes, Individually and as Devisee
Melissa George Ashburn Stewart a/k/a Melissa George Stewart, individually and as devisee by Kathy George Barnes, atty in fac
Melissa George Ashburn Stewart, a/k/a Melissa George Stewart, individually and as devisee, by Kathy George Barnes, her 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, aforesaid, Kathy G. Barnes and William S. Brown, 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 for the purposes therein contained.

Witness my hand, at office, this 17th day of September, 2021.

Notary Public

My Commission Expires:
10-2-2025

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kathy G. Barnes with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Melissa George Ashburn Stewart, a/k/a Melissa George Stewart, and she is authorized by Melissa George Ashburn Stewart, a/k/a Melissa George Stewart, to execute this instrument on her behalf.

Witness my hand, at office, this 17th day of September, 2021.

Notary Public

My Commission Expires:
10-2-2023

GERALD G. PATTERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES OCTOBER 2, 2023

EXHIBIT "A"

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Being Lot No. 410, on the plan of Fox Run Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, of record in plat Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to William W. Brown and wife, Marjorie C. Brown, as joint Tenants but not tenants by the entirety, by Warranty Deed from James Harmon Foster and wife, Johnnie Martin Foster, of record in Book 10558, Page 525 in the Register's Office of Davidson County, Tennessee, dated July 31, 1997 and recorded on August 05, 1997. The said William W. Brown having since died intestate on December 8, 2006, leaving William S. Brown as his sole heir-at-law, as evidenced by Affidavit of Heirship of record in Instrument No. 202109270129131, Register's Office for Davidson County, Tennessee. The said Marjorie C. Brown having since died testate on August 9, 2013, leaving a Last Will and Testament filed for Probate in Case No. 14P317, in the Seventh Circuit Court for Davidson County, Tennessee, designating Kathy George Barnes and Melissa George Stewart as the sole devisees of the subject property. Also being the same property conveyed to Kathy G. Barnes and William S. Brown, as tenants in common, by Executor Deed from Kathy G. Barnes, Executor for the Estate of Marjorie C. Brown, deceased, of record in Instrument No. 20140806-0070596 in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2021, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 064120A41000CO.
2. All matters appearing on the Plan of record as Plat Book 6250, Page(s) 118, Register's Office for Davidson County, Tennessee.
3. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Fox Run (Section Two) of record in Book 5535, Page 713 and Correction recorded in Book 5895, Page 516 and Book 5936, Page 301 and Amended in Book 6370, Page 817 and Book 8510, Page 95, Register's Office for Davidson County, Tennessee; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

TRUE COPY CERTIFICATION

I, George E. Mudter, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on 9/17/2021.

George E. Mudter, Jr.
Dated 9/17/2021

State of Tennessee
County of Davidson

Personally appeared before me, Stacy L. Thomas, a notary public for this County and State, George E. Mudter, Jr., who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy L Thomas
Notary Public
Dated 9/17/2021

My commission expires 10/2/2023

STACY L. THOMAS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 2, 2023