Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 725301 DEEDWARR
09/28/2021 12:42:18 PM 2 pgs
Fees: $13.00 Taxes: $1,135.53

20210928-0130224

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $306,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 14th DAY OF September, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

VIRGINIA NOVEMBER 8, 2021 STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Lorraine Gowan	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 3106 Curtis Street	(NAME)	07009006700
(ADDRESS) Nashville, TN 37218	(ADDRESS)	
(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, **Kyle A. Brown, married**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Lorraine Gowan, unmarried,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Westerly 50 feet of the Easterly 100 feet of the Westerly 133.8 feet of Lot No. 2 on the Plan of H.E. Simkin's Division of The L.G. Curtis Lands, of record in Book 547, Page 39, Register's Office for Said County.

Said Lot fronts 50 feet on the Northeasterly side of Curtis Street and runs back between parallel lines 180 feet to a dead line in the rear on which it measures 100 feet.

Being the same property conveyed to Kyle A. Brown by Corrective Deed from Andrew Mark Price of record in Instrument Number 20210908-0120295 recorded on September 8, 2021. Grantor warrants that this property has not been used as his primary residence.

Being part of the same property conveyed to Andrew Mark Rice, unmarried man, by Warranty Deed from Kyle A. Brown, unmarried, of record in Instrument No. 20210120-0008250, in the Register's Office for Davidson County, Tennessee, dated January 15, 2021 and recorded on January 20, 2021.

And being part of the same property conveyed to Kyle A. Brown, Unmarried Man, by Warranty Deed from Lewis Ellis, III, Unmarried Man, of record in Instrument No. 20150325-0025526, in the Register's Office of Davidson County, Tennessee, dated March 18, 2015 and recorded on March 25, 2015.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 3106 Curtis St. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (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 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 my hand this 13th day of September, 2021.

Kyle A. Brown

STATE OF GEORGIA
COUNTY OF

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kyle A. Brown** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 13th day of September, 2021.

Notary Public

My Commission Expires: 4/20/2025

JUDITH S OAKLEY NOTARY PUBLIC COBB COUNTY EXPIRES GEORGIA APRIL 20, 2025