Karen Johnson Davidson County
Batch# 728137 DEEDWARR
09/30/2021 03:06:30 PM 4 pgs
Fees: $23.00 Taxes: $1,017.50
20210930-0131887

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

WARRANTY DEED

JONATHAN RHYNE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 9-21-2024

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

BS

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 9/21/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF21-081738

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Natalie Renbjor	New Owner Address	
(NAME)	(NAME)	
3947 Creekside Drive		148-13-0-039.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS ($275,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **MELANIE KAY BROWN, TRUSTEE OF THE SURVIVOR'S TRUST A OF THE BROWN FAMILY TRUST, DATED MARCH 17, 2004, AMENDED MARCH 20, 2018 AND MICHAEL LEE BROWN, TRUSTEE OF THE DECEDENT'S TRUST B OF THE BROWN FAMILY TRUST, DATED MARCH 17, 2004, AMENDED MARCH 20, 2018**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **NATALIE RENBJOR, AN UNMARRIED WOMAN** HEREINAFTER CALLED THE GRANTEES, THEIR 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 Lot No. 70 on the Plan of Section Three, Locustwood, of record in Plat Book 2663, Page 29, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 70, which is a corner lot, fronts 128.38 feet on the westerly margin of Creekside Drive and fronts 200 feet on the northerly margin of Packard Drive, said frontage being joined by a curve having a length of 38.40 feet, and extends back 218.2 feet on the northerly line and 247.0 feet on the broken westerly line to a point of intersection.

Being the same property conveyed to Robert L. Brown and wife, Georgia R. Brown by Warranty deed from Stanley G. Brown and wife, Mildred H. Brown of record in Book 6891, Page 959, Register's Office for Davidson County, Tennessee, dated June 17, 1986 and recorded on June 19, 1986. And further, being the same property conveyed to The Brown Family Trust, dated March 17, 2004, Robert Lee Brown and Georgia R. Brown, Trustors and/or Trustee and their successors in trust by Quitclaim deed from Robert L. Brown and wife, Georgia R. Brown of record in Instrument No. 20040329-0035150, Register's Office for Davidson County, Tennessee, dated March 17, 2004 and recorded on March 29, 2004.
The said Robert Lee Brown having since died on September 18, 2016. Upon death, Trust Estate was divided and allocated into two separate shares, Survivor's Trust A and Decedent's Trust B. Michael Lee Brown to serve as Trustee of Decedent's Trust B.
The said Georgia R. Brown having since been declared incompetent, leaving Melanie Kay Brown First Successor Trustee of Survivor's Trust A.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 3947 Creekside Drive, Nashville, TN 37211
(House No.) (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/our hand(s) this the 27th day of September, 2021

Survivor's Trust A of The Brown Family Trust, dated March 17, 2004, amended March 20, 2018

BY: _____
Melanie Kay Brown, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 27th day of September, 2021, before me personally appeared Melanie Kay Brown, Trustee of the Survivor's Trust A of The Brown Family Trust, dated March 17, 2004, amended March 20, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 27th day of September, 2021.

_____
Notary Public

My Commission Expires: 5-2-22

(SEAL)

SARAH SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Decedent's Trust B of The Brown Family Trust, dated March 17, 2004, amended March 20, 2018

BY: _____
Michael Lee Brown, Trustee

STATE OF MS
COUNTY OF Union

On this the 27th day of September, 2021, before me personally appeared Michael Lee Brown, Trustee of the Decedent's Trust B of The Brown Family Trust, dated March 17, 2004, amended March 20, 2018, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 27th day of September, 2021.

_____
Notary Public

My Commission Expires:

(SEAL)

CIRCUIT CLERK & EX OFFICIO NOTARY PUBLIC UNION COUNTY, MS My Commission Expires January 2, 2024

TRUE COPY CERTIFICATION

I, Jennifer L. Pennell, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 9/27/21 (date of document).

Jennifer L. Pennell

9/27/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 27 day of September, 2021.

Katherene Warren
Notary's Signature

My Commission Expires: 4/13/22

Notary's Seal

