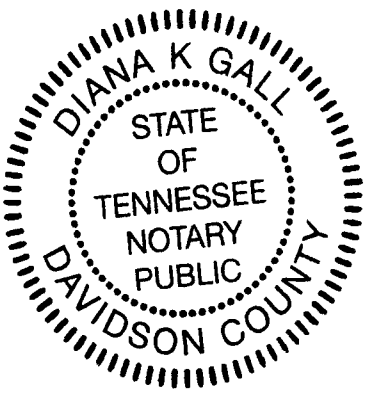
Karen Johnson Davidson County
Batch# 729097 DEEDWARR
10/04/2021 08:30:09 AM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20211004-0132699

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
#105
Nashville, TN 37203
File Number: 5-13939-RC



STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $440,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of September, 2021.

Notary Public
My Commission Expires: 9-6-22

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jeremy Paul Bruhl 920 Solley Drive Nashville, TN 37216	Eustis Mortgage Corp 798 South Rampart Street New Orleans, LA 70113	061 03 0 122.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Andrew G. Dedo and Kasey R. Dedo fka Kasey R. Lowry, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jeremy Paul Bruhl, an unmarried man**, hereinafter called the Grantee(s), his/her/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. 30 and the East 18 feet of Lot No. 29 of Block "K" on the Map of Broadmoor Section 2, of record in Plat Book 547, Page 174, Register's Office for said County.

Said Lot and part of Lot adjoin and front together 68 feet on the South side of Solley Drive, and run back between lines, 149.66 feet, more or less, on the West line of part of Lot 29, and 150.1 feet on the East line of Lot 30, along the West margin of Lindell Street, to a dead line in the rear, measuring 68 feet thereon.

Said property also contains part of the closed street known as Lindell Street, which was closed, vacated and abandoned, as described in Metropolitan Ordinance No. 87-1899.

Being the same property conveyed to Andrew G. Dedo and Kasey R. Lowry, Husband and Wife, by Warranty Deed from Jesse R. Fortner, Unmarried, of record in Instrument No. 20170127-0009076, in the Register's Office of Davidson County, Tennessee, dated January 20, 2017 and recorded on January 27, 2017.

Kasey R. Dedo and Kasey R. Lowry is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **920 Solley Drive, Nashville, TN 37216.**

This conveyance is made subject to 1) Property taxes for the year 2022 and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of September, 2021.

GRANTOR:

Andrew G. Dedo

Kasey R. Dedo

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Andrew G. Dedo and Kasey R. Dedo, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of September, 2021.

Notary Public
My Commission expires: _____

