Karen Johnson Davidson County
Batch# 743435 DEEDWARR
10/26/2021 09:43:30 AM 3 pgs
Fees: $18.00 Taxes: $1,874.98
20211026-0143570

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is $506,750.00. Affiant Subscribed and sworn to before me, this 19th day of October, 2021. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
174 Saundersville Rd, Ste 102, Hendersonville, TN 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Joseph Nacarato	New Owner	084-08-0-041.00
5213 Colfax Ct.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

William P. Brauch and Sandra S. Brauch, husband and wife

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Joseph Nacarato

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 192 on the Plan of Section Seven, Lincoya Hills, as of record in Book 2331, page 119, Register's Office for said County.

Said Lot No. 192 fronts 141.2 feet on the northerly side of Fernbrook Drive and runs back between lines, 201.4 feet on the westerly line and 236.5 feet on the easterly line to a dead line in the rear on which it measures 172.feet.

Being the same property conveyed to William P. Brauch and Sandra S. Brauch by Warranty deed from Shirley V. Crabtree, a widow of record in Book 4604, page 379, Register's Office for Davidson County, Tennessee, dated May 23, 1972 and recorded on May 25, 1972. Specific Power of Attorney for William P. Brauch to be recorded of record in Instrument No. 202110260143568_, Register's Office for Davidson County, Tennessee. Specific Power of Attorney for Sandra S. Brauch to be recorded of record in Instrument No. 202110260143569 Register's Office for Davidson County, Tennessee.

This is improved property known as **2928 Fernbrook Lane, Nashville, TN 37214.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 19th day of October, 2021.

William P. Brauch by Philip Todd Brauch, his Attorney-In-Fact

Sandra S. Brauch by Philip Todd Brauch, his 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 the aforesaid, personally appeared Philip Todd Brauch, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **William P. Brauch** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **William P. Brauch,** and is authorized by **William P. Brauch** to execute this instrument on his behalf.

Witness my hand and official seal this 19th day of October, 2021.

Notary Public
My Commission Expires: 4/17/23

Gregory D. Vadner State of Tennessee Notary Public Sumner County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the aforesaid, personally appeared Philip Todd Brauch, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **Sandra S. Brauch** for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Sandra S. Brauch,** and is authorized by **Sandra S. Brauch** to execute this instrument on her behalf.

Witness my hand and official seal this 19th day of October, 2021.

Notary Public
My Commission Expires: 4/17/23

Gregory D. Vadner State of Tennessee Notary Public Sumner County

SolomonParks File No. 21-000455-526

Certificate of Authenticity

I, A Scott Hubbard, 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 this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/19/21.

Date

A. Scott Hubbard

Affiant Signature

10/19/21

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 19th day of Oct, 2021.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON