THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** Karen Johnson Davidson County Batch# 744694 DEEDWARR 10/27/2021 10:27:08 AM 2 pgs Fees: $13.00 Taxes: $2,534.13 20211027-0144245	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is: $684,900.00 Affiant Subscribed and sworn to before me, this 25th day of October, 2021. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Melanie & Bruce Brown 501 Glen Echo Place Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 117 150C 001.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY GILLIAM, UNMARRIED** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRUCE E. BROWN AND MELANIE M. BROWN, TRUSTEES, AND ANY SUCCESSOR TRUSTEES OF THE BROWN FAMILY TRUST U/T/A DATED NOVEMBER 7, 2013, AND ANY AMENDMENTS THERETO,** ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Unit No. 501 in Glen Echo Hall, a Horizontal Property Regime, located at Glen Echo Road and Glen Echo Place, Nashville, Davidson County, Tennessee, as shown on the plat of Glen Echo Hall, recorded in Instrument No. 20031112-0165541, Register's Office for Davidson County, Tennessee, and described in a Master Deed recorded in Instrument No. 20040922-0113858, Register's Office for Davidson County, Tennessee, to which document reference is hereby made.

Being the same property conveyed to Nancy Gilliam, unmarried by Warranty Deed of record at Instrument No. 20181203-0117513, dated 11/29/2018 and recorded 12/03/2018, in the Register's Office of Davidson County, Tennessee.

This is improved property commonly known as: **501 Glen Echo Place, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that she has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds herself, her successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 25th day of October 2021.

Nancy Gilliam
NANCY GILLIAM

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY GILLIAM**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 25th day of October 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires: 1/6/25