Karen Johnson Davidson County
Batch# 746299 DEEDWARR
10/28/2021 03:34:30 PM 3 pgs
Fees: $18.00 Taxes: $1,220.63
20211028-0145187

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $329,900.00.

Affiant

Subscribed and sworn to before me this 22nd day of October, 2021.

Notary Public
My Commission Expires: 10/2/2023

LILLIAN TURMAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/2/2023
COUNTY OF DAVIDSON

2021-550

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kenneth M. Brown & Jessica Brown	New Owners	
3000 Hillsboro Pike		117-03-0A-042.00-CO
Nashville, TN, 37215		

WARRANTY DEED

For and in 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, we

Deborah A. Davis, an unmarried woman,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Kenneth M. Brown and Jessica Brown, husband and wife.,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 42 as shown on the Map entitled of Versailles Apartments of record in Plat Book 5050, Page 80, and as corrected in Book 5171, Page 153, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Deborah A. Davis, an unmarried woman by Warranty deed from Robin Peck and Timothy Peck, wife and husband of record in Instrument No. 20170821-0085526 Register's Office for Davidson County, Tennessee, dated August 15, 2017 and recorded on August 21, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **3000 Hillsboro Pike, 42, Nashville, TN 37215.**

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 our hands this 22nd day of October, 2021.

Deborah A. Davis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Deborah A. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 22nd day of October, 2021.

Notary Public – Ryan J. Alspaugh
My Commission Expires: 09/20/2025



TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 10/22/2021.

D. Shayne Adair

10/26/2021
Date

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 26 **day of** October, **2021.**

April D. Wideman
Notary Public
My Commission Expires: 03/13/2022

