Prepared By & Return To:
Southern Title, LLC
145 Anderson Lane, Suite C
Hendersonville, TN 37075
21-0651

JANICE H. COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 276,500.00

Kathy Burris
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10th day of November, 2021

Janice H. Collins
Notary Public

Commission Expires: 5-5-25

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Brosnahan 260 Timmons Street Nashville, TN 37211	New owner	119-14-0-068.00

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, I/WE,

Vivian L. Malone, unmarried

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Brosnahan, an unmarried man and Kyler Brosnahan, an unmarried woman and Kadyn Brosnahan, an unmarried woman, Joint Tenants with Right of Survivorship

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. 3 of Block "D" on the Map of Woodbine Courts, Section No. 2, not of record, described according to a copy of a survey thereof made by Blanchard & Parrish, Engineers, as follows:

BEGINNING at a point in the north margin of East Timmons Avenue, at the common corner of Lots Nos. 2 and 3 on said plan; thence with the line between said lots, northerly 156.5 feet to a point, the common corner of said lots and of Lots Nos. 27 and 28; thence with the line between Lots Nos. 3 and 27, easterly 75 feet to a point, the common corner Lots Nos. 3, 4, 26 and 27; thence with the line between Lots Nos. 3 and 4, southerly 156.5 feet to the north margin of East Timmons Avenue; thence with the margin of the same, westerly 75 feet to the point of beginning.

BEING the same property conveyed to Vivian L. Malone, by Executrix's Deed from Vivian L. Malone, Executrix for the Estate of Wilma Sue Wright, dated 7/12/2021 and recorded 7/16/2021 in Instrument No. 20210716-0095652; and being the same property previously conveyed to Willard Deskin Wright and wife, Wilma Sue Wright, by Deed from William H. Baxley, Jr., trustee, dated 7/15/1948 and recorded in Book 1631, Page 611, in the Register's Office of Davidson County, Tennessee.

The said Willard Deskin Wright having since died on June 25, 1990. The said Wilma Sue Wright having since died, testate, on February 25, 2021, her Estate being probated under Docket No. 21P-759, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to Vivian L. Malone. The said Vivian L. Malone having been appointed Executrix of the Estate of Wilma Sue Wright by Order filed 7/1/2021, in the Probate Court for Davidson County, Tennessee.

Karen Johnson Davidson County
Batch# 753321 DEEDWARR
11/12/2021 10:34:41 AM 2 pgs
Fees: $13.00 Taxes: $1,023.05

20211112-0150723

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 260 Timmons Street Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 10th day of November, 2021.

Vivian L. Malone

Vivian L. Malone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal at Hendersonville, Tennessee this 10th day of November, 2021.

Kim Graves

Notary Public
My Commission Expires: 8·20·24

(Notary Seal)

