Karen Johnson Davidson County
Batch# 761343 DEEDWARR
11/29/2021 08:13:30 AM 3 pgs
Fees: $18.00 Taxes: $1,686.83
20211129-0156658

WARRANTY DEED

TAYLOR EZELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $455,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: September 8, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jimmy Farmer and Judith Farmer	SAME	Parcel ID: 182 15 0B 171.00
(NAME)	(NAME)	
3513 Four Leaf Way	SAME	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Robert Neal Brown, Sr. and Kathleen Elaine Brown, as Trustees of the Brown Family Revocable Trust dated November 6, 2018**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jimmy Farmer and Judith Farmer, as joint tenants with rights 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. 171, on the plan of Final Plat Clover Glen, Phase 4, as shown on plat of record in Instrument 20190718-0070553, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Robert Neal Brown, Sr. and Kathleen Elaine Brown, as Trustees of the Brown Family Revocable Trust dated November 6, 2018, by Quitclaim Deed from Robert N. Brown, Sr. and Kathleen E. Brown, husband and wife, of record in Instrument No. 20210817-0110725, in the Register's Office of Davidson County, Tennessee, dated August 03, 2021 and recorded on August 17, 2021.

Being the same property conveyed to Robert N. Brown, Sr. and Kathleen E. Brown, husband and wife, by Special Warranty Deed from Meritage Homes of Tennessee Inc., an Arizona corporation, of record in Instrument No. 20210209-0018564, in the Register's Office of Davidson County, Tennessee, dated February 03, 2021 and recorded on February 09, 2021.

Being part of the same property conveyed to Meritage Homes of Tennessee Inc. an Arizona corporation by Special Warranty Deed from OHB Land LLC, a Tennessee limited liability company, of record in Instrument No. 20180216-0015337, in the Register's Office of Davidson County, Tennessee, dated February 15, 2018 and recorded on February 16, 2018.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3513 Four Leaf Way, Antioch, TN 37013

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 19 day of November, 2021

Robert Neal Brown, Sr. and Kathleen Elaine Brown, as Trustees of the Brown Family Revocable Trust, dated November 6, 2018

BY: Robert N Brown, Sr, Trustee
Robert Neal Brown, Sr., Trustee

BY: Kathleen Elaine Brown, Trustee
Kathleen Elaine Brown, Trustee

STATE OF TENNESSEE

COUNTY OF WILSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Robert Neal Brown, Sr. and Kathleen Elaine Brown, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Trustees of the Brown Family Revocable Trust, dated November 6, 2018,the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 7-17-23

(SEAL)

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

BRANDON WESLEY LIPPMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES 7-17-2023

TRUE COPY CERTIFICATION

I, R. Houston Akin, Tennessee BPR No. 033818, 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 NOVEMBER 19, 2021.

11/19/2021
DATE

R. HOUSTON AKIN
MOCKINGBIRD TITLE & ESCROW, LLC
625 MAIN STREET, UNIT 204
NASHVILLE, TN 37206
(615) 879-7714

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

State of Tennessee }
County of Davidson }

Sworn and subscribed before me on this 19TH day of NOV, 202.

Notary Public:

My Commission Expires: July 3, 2023