Karen Johnson Davidson County
Batch# 762531 DEEDWARR
11/29/2021 04:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,501.83
20211129-0157492

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,900.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 5-9-2023
(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 450 St. Andrews Dr, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jason Brunner	New Owner	Parcel ID: 041 11 0 129.00
(NAME)	(NAME)	
3901 Devonshire Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **Heather Misch, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jason T. Brunner, unmarried man**, 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:

Being Lot No. 54 on the plan of Section IV Bellshire Estates, of record in Book 2133, Page 113, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Beginning on the Northerly margin of Westchester Drive at the corner of Lots Nos. 54 and 55; thence, with the line between said two lots, Northwardly 230 feet to the Southerly line of Lot No. 53; thence with the line between Lots Nos. 53 and 54 Westwardly 206 feet to the Easterly margin of Devonshire Drive; thence with said drive Southwardly 244.5 feet to the beginning of a curve; thence around said curve with a radius of 29 feet in a Southeasterly direction 39.3 feet to the Northerly margin of Westchester Drive; thence with said drive, eastwardly 155.7 feet to the beginning.

Being the same property conveyed to Heather Misch, an unmarried woman, by Warranty Deed from Rico Lamont Caruthers, Sr., unmarried, of record in Instrument No. 20151208-0123600, in the Register's Office of Davidson County, Tennessee, dated November 10, 2015 and recorded on December 08, 2015.

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 3901 Devonshire Drive, Nashville, TN 37207

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 Nov, 2021

Heather Misch

Heather Misch

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Heather Misch, an unmarried woman, 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, this the 22nd day of November, 2021.

Notary Public

My Commission Expires:

(SEAL)

DONNA W. UNDERWOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MAURY
MY COMM. EXPIRES MAY 22, 2024

I, Emily Prophet, 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 11.22.21 (date of document).

Affiant Signature

11,22-21

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of November, 2021

Richelle B. Montgomery

Notary's Signature

MY COMMISSION EXPIRES: June 21, 2025

Notary's Seal

