Karen Johnson Davidson County
Batch# 768534 DEEDWARR
12/06/2021 02:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20211206-0161508

THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
2323 21st Avenue S., Ste 306
Nashville, Tennessee 37212

File Number: 2021-11-123
Parcel ID: 092 13 0 319.00

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Eric Brody-Moore 401 Acklen Park Drive Nashville, TN 37205	Eric Brody-Moore 401 Acklen Park Drive Nashville, TN 37205	Map/Parcel 092 13 0 319.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Polly Brecht, Trustee of Polly Brecht Living Trust** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Eric Brody-Moore, a single man**, ("Grantee") all of right, title and interest in and to that certain real property known as 243 37th Avenue North, Nashville, TN 37209 , together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 93 and the northerly 5 feet of Lot No. 94 on Shields New West Nashville Plan of Lots, as of record in Book 57, page 77, Register's Office for said County, arid a strip of ground lying between the ease line of Lot 93 and part of Lot No. 94 and the West line of
> 37th Avenue North, formerly New Pilcher Street, as follows:
>
> Said Lot No. 93 and part of Lot No. 94 and said strip of ground in front of same front 55 feet on the Westerly side of 37th Avenue North, formerly New Pilcher Street and run back between parallel lines 275 feet more or less to an alley .
>
> Being the same property conveyed to Polly Brecht, as Trustee of the Polly Brecht Living Trust dated July 21, 2021, by Quitclaim Deed from Polly Purcell Brecht, unmarried, of record in Instrument No. 20210730-0102825, in the Register's Office of Davidson County, Tennessee, dated July 21, 2021 and recorded on July 30, 2021.
>
> Being the same property conveyed to Polly Purcell Brecht, unmarried, by Warranty Deed from Ricky L. Morris, unmarried, of record in Instrument No. 20020305-0027405, in the Register's Office of Davidson County, Tennessee, dated February 28, 2002 and recorded on March 05, 2002.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our

heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 30th day of November, 2021.

Polly Brecht Living Trust

By: Polly Brecht, Trustee
Polly Brecht, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2021, before me personally appeared Polly Brecht, Trustee of Polly Brecht Living Trust, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2021.

Notary Signature
My commission expires: 3/1/25

AFFIDAVIT OF VALUE

STATE OF Tennessee)
COUNTY OF Davidson)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is 465,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 30 day of November, 2021.

Notary Public
My commission expires: 9-8-2025

LINDSAY PHILPOT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Certificate of Authenticity

I, Lindsay Philpot, 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 30, 2021.

Date

Affiant Signature

December 2, 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of December, 2021.

Notary's Signature

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 3-1-2025

My Commission Expires: 3/1/25
Date

Notary's Seal (if on paper)