Karen Johnson Davidson County
Batch# 770977 DEEDWARR
12/09/2021 10:31:30 AM 3 pgs
Fees: $18.00 Taxes: $2,334.76
20211209-0163241

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARGARET PHILPOTT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 10-02-2023	STATE OF TN) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $631,017.00 Affiant Subscribed and sworn to before me, this 3rd day of December, 2021. Notary Public My Commission Expires: 10-02-2023

WARRANTY DEED

Address New Owner: Charlotte Amelia Morris 1002 Gwynn Drive Nashville, TN 37216	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 061-07-0-177.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ABRO HOMES, LLC, A TENNESSEE LIMITED LIABILITY** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **CHARLOTTE AMELIA MORRIS, UNMARRIED** ("Grantee"), her successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 12 and the easterly 40' of Lot 13 Block A on the Plan of Broadmoor of record in Plat Book 547, Page (s) 161 and 162, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 12 and part of Lot 13 front 90 feet on the southerly side of Gwynn Drive and run back parallel lines 150 feet to a dead line.

Being the same property conveyed to Barbara P. Beatty by Warranty deed from Thomas Truman Moore and wife, Gloria Jeanne Moore of record in Book 4946, page 869, Register's Office for Davidson County, Tennessee, dated August 25, 1975 and recorded on August 25, 1975.

Being the same property conveyed to Larry N. Westbrook by Quitclaim deed from Jeffrey L. Beatty and Barbara P. Beatty of record in Book 7025, page 79, Register's Office for Davidson County, Tennessee, dated October 9, 1986 and recorded on October 30, 1986.

Being the same property conveyed to Barbara P. Beatty by Quitclaim deed from Jeffrey L. Beatty of record in Book 10133, page 36, Register's Office for Davidson County, Tennessee, dated July 11, 1996 and recorded on July 25, 1996.

Being the same property conveyed to Music City Holdings, LLC, a Texas limited liability company by Warranty deed from Barbara P. Beatty, unmarried of record in Instrument No. 20201022-0122551 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 22, 2020.

Being the same property conveyed to Abro Homes, LLC by Warranty deed from Music City Holdings, LLC, a Texas limited liability company of record in Instrument No. 20201028-0124578 Register's Office for Davidson County, Tennessee, dated October 19, 2020 and recorded on October 28, 2020.

This is unimproved property commonly known as: **1002 Gwynn Dr. Nashville, TN 37216**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that

are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her successors, heirs and assigns, forever.

And Grantor covenants that it has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of December, 2021.

ABRO HOMES, LLC

BRANDON ROTUNNO, Member

ALLISON LONG, Member

STATE OF Tennessee)
)
COUNTY OF Davidson)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **BRANDON ROTUNNO** and **ALLISON LONG** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the Members of ABRO HOMES, LLC, the within named bargainer, a Tennessee limited liability company and that such person, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as the Members.

Witness my hand and official seal at office this 3rd day of December, 2021.

BRADLEY T. BALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

Notary Public
My Commission Expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/03/2021** (date of document).

Affiant Signature

12/03/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

