FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **275,000.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS OF **12/23/2021** Notary Public MY COMMISSION EXPIRES: 9-23-25 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 783392 DEEDWARR
01/03/2022 03:15:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20220103-0000744

FRANK W. ROBERTS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2506 N. Mt. Juliet Rd, Mt. Juliet, TN 37122
File #21-4213

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frederick Donnell Brown and Alicia Nicole Parham	New Owner	**044-13-0-021.00**
(NAME) **215 Bennett Drive**	(NAME)	
(ADDRESS) **Nashville, TN, 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Robert Cleveland, Jr., an unmarried person,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frederick Donnell Brown, unmarried man and Alicia Nicole Parham, unmarried woman, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 68 on the Plan of the Knoll, Section 4, as of record in Plat Book 2854, page 111, Register's Office for Davidson County, Tennessee.

SAID Lot No. 68 fronts 85 feet on the southeasterly side of Bennett Drive and extends back 206 feet on the northeasterly line and 120 feet on the southwesterly line to a line in the rear, which is a broken line, measuring 129.01 feet thereon.

Being the same property conveyed to Robert Cleveland, Jr., unmarried by Deed dated January 11, 2001 from Walter F. Duke, recorded January 16, 2001, in Instrument Number 20010116-0004632, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **215 Bennett Drive, Nashville, TN 37138**
(House Number) (Street) (City, State) (Zip)

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 we do covenant with the said GRANTEE(S) 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, representatives and assigns, 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 plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument has been executed on this the **23rd** day of **December, 2021**.

Robert Cleveland Jr.

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Robert Cleveland, Jr., an unmarried person**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **23rd** day of **December, 2021**.

NOTARY PUBLIC

My Commission Expires: 2/22/22

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Frank Roberts, 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 his electronic document is a true and exact copy of the original document executed and authenticated according to law on 12/23/21 (date of document).

Frank Roberts

12/23/21

Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 23rd day of December, 2021.

Notary's Signature

My Commission Expires: November 6, 2024

Notary's Seal

