Karen Johnson Davidson County
Batch# 794319 DEEDWARR
01/24/2022 10:28:41 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00



20220124-0008533

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF JANUARY, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STACEY DENSON PALMER
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires on 01/03/2023
DAVIDSON COUNTY

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH21-03403

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Brian Allen 833 Stoner Mill Lane Hermitage, TN 37076	New Owners	076-05-0-142.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Benjamin Braselton and Hannah Braselton, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Brian Allen,** UNMARRIED, hereinafter called the Grantees, their successors 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. 10 on the Plan of Section I, Stoner Mill of record in Book 6900, Pages 824 and 825, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Braselton and Hannah Braselton, husband and wife by Warranty deed from Iris May Casper, unmarried of record in Instrument No. 20160321-0026426 Register's Office for Davidson County, Tennessee, dated March 18, 2016 and recorded on March 21, 2016.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 833 Stoner Mill Lane, Hermitage, TN 37076

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 15 day of January, 2022

Benjamin Braselton

Hannah Braselton

STATE OF TEXAS

COUNTY OF Parker

On this 15 day of January, 2022, before me personally appeared Benjamin Braselton and Hannah Braselton, 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 (or person's) free act and deed.

Notary Public

My Commission Expires: April 21, 2025

EVELIA MEJIA
Notary Public
State of Texas
ID # 13109832-8
My Comm. Expires 04-21-2025