WARRANTY DEED

Karen Johnson Davidson County
Batch# 821209 DEEDWARR
03/14/2022 08:51:30 AM 3 pgs
Fees: $18.00 Taxes: $952.75
20220314-0029145

File #22-KA-0230-VRES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $257,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF March, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/7/23
(AFFIX SEAL)

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Whitney Hegedus and Steven Hegedus	**Same as New Owner**	
(NAME)	(NAME)	
3500 Robin Road		**060-16-0-134.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DONNIE BRAWLEY, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WHITNEY HEGEDUS AND STEVEN HEGEDUS, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the West 55 feet of Lot No. 18 on the Plan of Joywood Heights, Section 3, not of record, described according to a survey by W. W. Turner Co., Engineers, dated March 14, 1947, as follows:

Beginning on the Southerly margin of Capitol View Avenue at a point 169.8 feet East of the Northeast corner of the property conveyed to James T. Johnson by deed from Leonard Johnson of record in Book 1046, Page 595, Register's Office for Davidson County, Tennessee, being the corner of Lots Nos. 17 and 18 on said Plan; thence with the Southerly margin of said Avenue, Eastwardly 55 feet to a point 5 feet West of the Northwest corner of Lot No. 19; thence parallel with dividing line between Lot No. 19; thence parallel with dividing line between Lots Nos. 18 and 19, South 4 degrees 30 minutes West 327 feet, more or less, to a point in the Northerly line of Lot No. 21, said point being 5 feet West of the Southwest corner of Lot No. 19; thence with North line of Lot No. 21, North 86 degrees West 55 feet; thence parallel with West line of Lot No. 19, North 4 degrees 30 minutes East 328 feet, more or less, to the point of beginning.

Being the same property conveyed to Donnie Brawley and Elizabeth E. Knight f/k/a Elizabeth E. Brawley, Tenants in Common with the Right of Survivorship, by Quitclaim Deed from Elizabeth E. Knight f/k/a Elizabeth E. Brawley of record in Instrument No. 20061107-0138487 Register's Office for Davidson County, Tennessee, dated November 06, 2006 and recorded on November 07, 2006. The said Elizabeth E. Knight having since died on April 3, 2008, leaving the said Donnie Brawley vested with Fee Simple.

The said Jennifer Brawley joins herein to convey any and all marital interest she may have in the above-described property.

This conveyance is subject to:
* Taxes for the year 2022 and subsequent years
* Utility Easement mentioned in deed of record in Book 2290, Page 279, in the Register's Office for Davidson County, Tennessee.
* Restrictions of record in Book 1373, Page 98, in the Register's Office for Davidson County, Tennessee.

* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **230 Capitol View Avenue, 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 GRANTEE(S), 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 and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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/our hand(s) this the 4th day of March, 2022.

Donnie Brawley

Jennifer Brawley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared DONNIE BRAWLEY and JENNIFER BRAWLEY, 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 4 day of March, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Kaz Arbogast,** 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 this the 4th day of March, 2022.

Affiant Signature
Date 03/04/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4th day of March, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

C. LOY CARNEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Commission Expires 05-07-2024