WARRANTY DEED

Karen Johnson Davidson County
Batch# 831960 DEEDWARR
03/30/2022 02:20:05 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00

20220330-0037040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $700,000.00

Stephanie Woodall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25th DAY OF March 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brandon H. Downs	New Owner	
(NAME)	(NAME)	103 03 0 234.00
P.O. Box 32		
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37070		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **LYDIA JEAN GRISHAM, MARRIED AND JANE ANN HOLLINGSWORTH MOSAKOWSKI, MARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON H. DOWNS,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 11 of Block 9 on the Map of a Part of Sylvan Park, as of record in Book 332, Page 104, Register's Office for said County.

Said Lot No. 11 fronts 60 feet on the North side of Nebraska Avenue and runs back between parallel lines along the East margin of 49th Avenue North, 160 feet to an alley.

Being the same property conveyed to Louis A. Demonbreun and Wife, Helen A. Demonbreun, by Installment Deed from W.P. Ackerman and wife, Helen A. Ackerman, of record in Book 2097, Page 178, in the Register's Office of Davidson County, Tennessee, dated October 3, 1952 and recorded on October 7, 1952. The said Louis A. Demonbreun Sr. died November 05, 2014, leaving Helen A. Demonbreun as sole surviving Tenant by the Entirety. The said Helen A. Demonbreun died testate on October 19, 2020. Lydia Jean Grisham and Jane Ann Hollingsworth Mosakowski are the devisees under the Will of Helen A Demonbreun aka Helen Elizabeth Ackerman Demonbreun probated under Docket No. 21P125 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This was never the marital residence for the Grantors.

Daryl Ray Demonbreun and Lee Ann Hollingsworth, as Co-Executors, join in to convey any interest the estate may have.

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

V-PR-22-4810

unimproved
This is improved x property, known as 4810 Nebraska Ave., Nashville, TN 37209
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 25 day of March, 2022.

LYDIA JEAN GRISHAM

JANE ANN HOLLINGSWORTH MOSAKOWSKI

DARYL RAY DEMONBREUN, CO-EXECUTOR

LEE ANN HOLLINGSWORTH, CO-EXECUTOR

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lydia Jean Grisham and Jane Ann Hollingsworth Mosakowski, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25 day of March, 2022.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

Notary Public

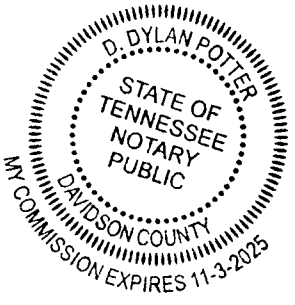
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Daryl Ray Demonbreun and Lee Ann Hollingsworth with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Executors of The Estate of Helen Elizabeth Ackerman Demonbreun, and who further acknowledged that they are authorized by said Estate to execute the within instrument as Co-Executors of said Estate.

Witness my hand and official seal this 15 day of March, 2022.

Commission expires:



Notary Public