THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 220340314

Karen Johnson Davidson County
Batch# 847089 DEEDWARR
04/28/2022 10:22:20 AM 2 pgs
Fees: $13.00 Taxes: $4,465.90

20220428-0049080

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $1,207,000.00

Affiant

Subscribed and sworn to before me, this 26th day of April, 2022.

Notary Public
My Commission Expires:

ABIGAIL WOODARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bagwell Construction Company and Mark Brown 2309 Hobbs Road Nashville TN 37215	New Owner	Tax Parcel ID No. 131 01 0 054.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Janet Frances B. Trusty, married and David Lawrence Brinton, single and Susan Diane B. Brackin, married, as tenants in common** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Bagwell Construction Company and Mark Brown**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 34 on the map of B. N. Stammer Subdivision, as of record in Book 1424, Page 23, Register's Office for said county.

Said Lot No. 34 fronts 100 feet on the Southerly side of Hobbs Road and runs back 239.23 feet on the Easterly line and 239.20 feet on the Westerly line, to a dead line, measuring 100 feet thereon.

Being the same property conveyed to Janet Frances B. Trusty, David Lawrence Brinton and Susan Diane B. Brackin, as tenants in common, by Quitclaim Deed from Susan Diane B. Brackin, Executrix of estate of Frances Kyle Brinton, deceased, of record in Instrument No. 20061229-0160938, in the Register's Office of Davidson County, Tennessee, dated December 29, 2006 and recorded on December 29, 2006.

Said property was never the primary martial residence of Grantors Janet Frances B. Trust and Susan Diane B. Brackin.

Being the same property conveyed to Reubin P. Brinton, Jr. and wife, Frances Kyle Brinton, by Warranty Deed from Truman M. Wedge and William H. Vaughn, Trustees under the will of Charles H. Maynard, of record in Book 2275, Page 114, in the Register's Office of Davidson County, Tennessee, dated April 09, 1954 and recorded on April 19, 1954. Reubin P. Brinton, Jr., predeceased Frances Kyle Brinton leaving her as the surviving tenant by the entirety. The said Frances Kyle Brinton having died on May 27, 2006 and leaving probate in Docket No. 06P-1041, recorded in Probate Court for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of B. N. Stammer Subdivision, as recorded in Plat Book 1424, Page(s) 23.

This is improved property located at 2309 Hobbs Road Nashville TN 37215

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

And Grantor covenants that it is 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 Grantees, its 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 26th day of April, 2022.

Janet Frances B. Trusty

David Lawrence Brinton

Susan Diane B. Brackin

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Janet Frances B. Trusty, David Lawrence Brinton, and Susan Diane B. Brackin, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, ~~this 26th~~ day of April, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022