This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

Karen Johnson Davidson County
Batch# 848333 DEEDWARR
04/29/2022 02:00:55 PM 2 pgs
Fees: $13.00 Taxes: $2,153.40
20220429-0050160

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $582,000.00.

Bennett B. Doubleday
Affiant

Subscribed and sworn to before me, this 28 day of APRIL, 2022.

Notary Public
My commission expires: 11/08/22

BRIAN PAYNE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Address of New Owner:	Send Tax Bills to:	Tax Information
BENNETT B. DOUBLEDAY 50 BROOKWOOD TERRACE NASHVILLE, TN 37205	NEW OWNER	103 14 0 025.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & 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, **MARK M. BROWN and MARY E. LINK, husband and wife,** hereinafter referred to as GRANTORS, have bargained and sold, and do hereby transfer and convey to **BENNETT B. DOUBLEDAY,** hereinafter called the Grantee, his 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. 49 on the Revised Plan of Hillwood Terrace, Section 2, of record in Plat Book 3300, Page 73, 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 Mark M. Brown and Mary E. Link, Husband and Wife, by Warranty Deed from Gloria C. Maxwell, Unmarried, of record in Instrument No. 20210903-0118968, in the Register's Office of Davidson County, Tennessee, dated August 31, 2021 and recorded on September 03, 2021.

Being the same property conveyed to Joe E. Maxwell and wife, Gloria C. Maxwell, by Warranty Deed from Kathryn L. Binkley, unmarried, of record in Book 7131, Page 290, in the Register's Office of Davidson County, Tennessee, dated December 01, 1986 and recorded on February 09, 1987. Also see Re-Recorded in Book 7134, Page 129, in the Register's Office for Davidson County, Tennessee.

Joe E. Maxwell is now deceased as shown in the Davidson County, Tennessee.

This property is improved property known as 50 BROOKWOOD TERRACE, NASHVILLE, TN 37205.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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, his heirs, successors and assigns, forever. Grantors covenant with Grantee 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 themselves, their heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 27 day of APRIL, 2022.

MARK M. BROWN

MARY E. LINK

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MARK M. BROWN and MARY E. LINK**, the herein 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 seal this 27 day of APRIL, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
(SEAL)
COUNTY OF DAVIDSON