Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00.

Affiant

Subscribed and Sworn before me this 28th d

Notary Public
My commission expires:

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 6, 2022

Karen Johnson Davidson County
Batch# 849032 DEEDWARR
05/02/2022 11:30:29 AM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20220502-0050631

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
John R. Faison, Sr. 5505 Dory Drive, Nashville, TN 37013	New Owner	151-09-0B-206-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin C. Brummett and Rowan Brummett, husband and wife,** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **John R. Faison, Sr., a Single Man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 184 on the Final Plat of Phase 4, Lakeside Cove at Percy Priest, of record in Instrument No. 20070607-0068360, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Albert H. Stratton and wife, Ewa M. Stratton, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20071221-0146505, in the Register's Office of Davidson County, Tennessee, dated December 19, 2007 and recorded on December 21, 2007.

Further being the same property conveyed to Kevin C. Brummett and Rowan Brummett, husband and wife, by Warranty Deed from Albert H. Stratton and wife, Ewa M. Stratton, of record in Instrument No. 20200617-0063244, in the Register's Office of Davidson County, Tennessee, dated July 10, 2020 and recorded July 17, 2020.

This is [X] improved [ ] unimproved property known as 5505 Dory Drive, Nashville, TN 37013 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; (e) all matters referenced in any master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 28th day of April, 2022.

Kevin C. Brummett

Rowan Brummett

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kevin C. Brummett and Rowan Brummett, husband and wife,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 28th day of April, 2022.

Notary

My commission expires: 11/22/2025

MERISSA L LEAVER
TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD