THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220440635**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $525,000.00. Affiant Subscribed and sworn to before me, this 6th day of May, 2022. Notary Public My Commission Expires: 1/26/25

Karen Johnson Davidson County
Batch# 857636 DEEDWARR
05/18/2022 11:23:06 AM 2 pgs
Fees: $13.00 Taxes: $1,942.50

20220518-0057421

MATTHEW CROWNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JAN. 26, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Braden M. Brown and Cori N. Brown 723 Robert Burns Drive Nashville TN 37217	New Owner	Tax Parcel ID No. 120 05 0 012.00

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, **Parkcam LLC, a Washington Limited Liability Company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Braden M. Brown and Cori N. Brown, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 216 on the Plan of Glengarry Park, Section Two, as of record in Book 2663, Page 124, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Parkcam, LLC, a Washington Limited Liability Company, by Warranty Deed from Jamie N. Johnson and Hunter D. Johnson, wife and husband, of record in Instrument No. 20181010-0100394, in the Register's Office of Davidson County, Tennessee, dated October 9, 2018, recorded on October 10, 2018.

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.

Taxes and assessments for the year 2022 and subsequent years, not yet due and payable.

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 Glengarry Park Section Two, as recorded in Plat Book 2663, Page(s) 124.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2743, Page 231 and Book 2901, Page 444.

This is improved property located at 723 Robert Burns Drive Nashville TN 37217

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 6th day of May, 2022.

Parkcam LLC

By: Kevin Davis,, Authorized Agent

STATE OF WA)
COUNTY OF Walla Walla)

Before me, the undersigned, of the State and County aforesaid, personally appeared Kevin Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Authorized Agent of Parkcam LLC, the within named bargainor, and that he/she executed the foregoing instrument for the purposes therein contained, by signing the name of the company in his/her above-stated capacity.

Witness my hand, at office, this 6th day of May, 2022.

Notary Public
My Commission Expires: Sep 24 2025

Notary Public
State of Washington
NATALIE NUNEZ
MY COMMISSION EXPIRES
SEPTEMBER 24, 2025