Karen Johnson Davidson County
Batch# 859469 DEEDWARR
05/20/2022 09:24:30 AM 3 pgs
Fees: $18.00 Taxes: $6,105.00
20220520-0058589

WARRANTY DEED	STATE OF TENNESSEE 2022-865 COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,650,000.00. Dee Kay (Affiant) Sworn to and subscribed before me this 5th day of May, 2022. Valerie Naron Notary Public My commission expires: 9/28/25

VALERIE NARON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Quin Evans Segall, Esq.
City House Title LLC
414 Bridge Street
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Ilex Pounders and Sarah Pounders (NAME)	**NEW OWNERS** (NAME)	**105-16-0-110.00**
P.O. Box 23281 (ADDRESS)	(ADDRESS)	
NASHVILLE TN 37202 (City) (State) (Zip)	(City) (State) (Zip)	

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, **Phillip N. Brown and Pamela B. Brown, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ilex Pounders and Sarah Pounders, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee being Lot No. 100 on the Map of Corinne Place, as of record in Book 332, Page 1, Register's Office for Davidson County, Tennessee.

Said Lot No. 100 fronts 50 feet on the easterly side of Gladstone Avenue and runs back between parallel lines 165 feet to an alley.

Being all the same property conveyed to Phillip N. Brown and wife, Pamela B. Brown, by deed from Robert H. Gurley and wife, Elizabeth E. Gurley, dated October 12, 1987, of record in Book 7377, page 931, Register's Office for Davidson County, Tennessee.

For information purposes only: This is improved property commonly known as 2110 Gladstone Ave., Nashville, TN 37211.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, (5) all other matters of public record, (6) Taxes for the year 2022 and subsequent years, a lien not yet due and payable, (7) Subject to any unrecorded leases and rights of tenants in possession, (8) Subject to any conveyances by unknown business alias names, (9) Subject to all matters being true and correct regarding heirs at law of Wilburn J. Stewart on deed of record in Book 7354, Page 898, Register's Office for Davidson County, Tennessee, and (10) Any rights, easements, interests or claims that may exist by reason of, or be reflected by, the following facts: Encroachment of improvements on Property onto neighboring parcels and encroachments of neighboring buildings onto the Property.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' 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 5th day of May, 2022.

(SEAL)
Phillip N. Brown

(SEAL)
Pamela B. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 5th day of May, 2022, before me personally appeared Phillip N. Brown and Pamela B. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of May, 2022.

Notary Signature
My commission expires: 9/28/25

VALERIE NARON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to the law on 9th day of May, 2022.

Dee Ray

5/9/22
Date

State of Tennessee)
County of Williamson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 9th day of May, 2022.

My Commission Expires: 1/26/25

Notary Public

LESLEY SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY