WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00.

Affiant

Subscribed and sworn to me on May 20 2022.

NOTARY PUBLIC

My Commission Expires: 4-19-2025

APRIL N. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC SMITH COUNTY

Karen Johnson Davidson County
Batch# 860378 DEEDWARR
05/20/2022 03:41:48 PM 2 pgs
Fees: $13.00 Taxes: $111.00

20220520-0059190

OAKTALEKELLEY LAW FIRM

THIS INSTRUMENT WAS PREPARED BY:
(Richard W. Sebastian)
330 Commerce Street, Suite 110, Nashville, TN 37201
Our File #35833

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #:
Stephanie Hammond and Steven Nicholson 5005 Crosby Lane Nashville, TN 37211	NEW OWNER	148-13-112

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ronald J. Braswell, married,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **Stephanie Hammond, a single person, and Steven Nicholson, a single person, as joint tenants with right of survivorship,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 46 on the plan of Fairlane Park, Section II, of record in Book 2330, page 89, 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 Ronald J. Braswell, married, by Cash Deed from Shaun Donovan and The Secretary of Housing and Urban Development of Washington D.C. of record on August 28, 2009 as Instrument No. 20090828-0080932, Register's Office for Davidson County, Tennessee.

Subject property is not, and has not, been the principal residence of the Grantor or his spouse.

The conveyance of the above-described parcel of land is subject to the following:

1. 2022 property taxes which have been prorated by the parties and assumed by the Grantee(s), and taxes or special assessments which are not shown as existing liens by the public records
2. Deed Restrictions of record in Book 2498, page 571, and Book 2593, page 588, Register's Office for Davidson County, Tennessee.
3. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BEING ☐ **unimproved** ☒ **improved property known as:**

5005 Crosby Lane, Nashville, TN 37211

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, (or successors and representatives), forever, and GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their 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(s) this 20th day of May, 2022.

Ronald J. Braswell

Ronald J. Braswell

STATE OF TENNESSEE, COUNTY OF DAVIDSON

Before me personally appeared Ronald J. Braswell to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 20th, 2022.

NOTARY PUBLIC

My Commission Expires: March 7, 2023

WILLIAM H. BALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 07, 2023