WARRANTY DEED

Karen Johnson Davidson County
Batch# 864895 DEEDWARR
05/31/2022 02:23:23 PM 2 pgs
Fees: $13.00 Taxes: $1,813.00

20220531-0062735

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Stewart Title
216 Centerview Dr., Suite 360
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Scott Frederick March 5122 Ander Drive Brentwood, TN 37027	new owner	181-10-0E-079.00

For and in consideration of the sum of Ten AND NO/100 Dollars ($10.00), cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Shasta Gail Brown**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Scott Frederick March**, unmarried hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 79 on the Plat of High Point, Phase 1, Section 2, of record in Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Brian Ashley Swann, an unmarried man by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company, dated 01/27/2012 and recorded 01/30/2012, of record in Instrument 201201300008306, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Brian Ashley Swann, married by Quitclaim Deed from Brian Ashley Swann and and wife Judith L. Swann, dated 01/29/2013 and recorded 02/04/2013, of record in Instrument 201302040011498, Register's Office for Davidson County, Tennessee.

The said Brian Ashley Swann died testate on 10/29/2021, devising subject property to Shasta Gail Brown and Lynn Ann Lane, as evidenced in File No. 21P-2208, Probate Court Clerk's Office for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: RS-P-22-5122

Being the same property conveyed to Shasta Gail Brown and Lynn Ann Lane, as devisees by Executors' Quitclaim Deed from Shasta Gail Brown and Lynn Ann Lane, on behalf of Brian Ashley Swann estate, dated 03/09/2022 and recorded 03/11/2022, of record in Instrument 202203110028799, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Shasta Gail Brown by Quitclaim Deed from Lynn Ann Lane, dated 04/04/2022 and recorded 04/06/2022, of record in Instrument 202204060040129, Register's Office for Davidson County, Tennessee. The subject property has never been the principal residence of Grantor.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property know as: 5122 Ander Drive, Brentwood, TN 37027

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 forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, 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/our hand(s) this the 25th day of May, 2022.

Shasta Gail Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Shasta Gail Brown with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal, this the 25th of May, 2022.

Notary Public

My Commission Expires: 10/11/25

