WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $50,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:

ADAM H. JEFFERSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/05/2025 DAVIDSON COUNTY

T-JR-22-5460

Karen Johnson Davidson County
Batch# 865428 DEEDWARR
06/01/2022 08:43:54 AM 2 pgs
Fees: $13.00 Taxes: $185.00

20220601-0062946

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Gene & Barbara Brown Living Trust Dated June 19, 2008	**New Owner**	
(NAME) 5473 Old Hickory Blvd.	(NAME)	**057-00-0-013.00**
(ADDRESS) **Ashland City, TN 37015**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNIE LEE PAINTER, A SINGLE WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM GENE BROWN, SR., TRUSTEE AND BARBARA A. BROWN, TRUSTEE OF THE GENE & BARBARA BROWN LIVING TRUST DATED JUNE 19, 2008, AND ANNIE LEE PAINTER AS TO A LIFE ESTATE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A tract of land in the 13th, formerly the 25th, Civil District of Davidson County, Tennessee, on the headwaters of Sulphur and Bull Run Creeks, an original plan being of record in Book 161, page 177, Register's Office for said county, and being the Northwest corner of Lot No. 25 of the DR. E.E. Brown farm, as shown on a copy of a survey made May 16 & 24, 1949, by John D. Kerr, County Surveyor, for Rutherford County, Tennessee, described as follows:

Beginning on the Easterly margin of Old Hickory Boulevard at the corner of Lots Nos. 24 and 25, said beginning point also being 532.5 feet North of the South line of the original Brown farm; thence with the line between Lots Nos. 24 and 25 South 74-3/4 degrees East 480 feet; thence Southwardly 210 feet; thence Westwardly 420 feet to the Easterly margin of Old Hickory Boulevard; thence with said Boulevard Northwardly 210 feet to the point of beginning.

Being the same property conveyed to Johnny Ray Painter and wife, Annie Lee Painter by Installment deed from S. A. Watson and wife, Gerltie M. Watson of record in Book 3490, page 82, Register's Office for Davidson County, Tennessee, dated September 20, 1965 and recorded on September 28, 1965. The said Johnny Ray Painter having since died on September 10, 2009, leaving Annie Lee Painter as surviving tenant by the entirety.

This conveyance is subject to:
- Taxes for the year 2022 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 161, Page 177, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5460 Old Hickory Blvd, Ashland City, Tennessee 37015**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 19th DAY OF MAY, 2022.

Annie Lee Painter

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNIE LEE PAINTER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2022.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212