Karen Johnson Davidson County
Batch# 867028 DEEDWARR
06/03/2022 11:20:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20220603-0064281

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Nolyn C.Croy & Ann L. Carr 926 S 12th St. Nashville, TN 37206	Canopy Mortgage, LLC 260 Technology Ct., Ste. 200 Lendon, UT 84042	094050-022.00

THIS INDENTURE, made this 27th day of May, 2022 between

Donald J. Brassell, Jr. and Tammy L. Brassell, husband and wife

of Robertson County, Tennessee, hereinafter referred to as **Grantor**, and

Nolyn C. Croy and Ann L. Carr, husband and wife

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2 on the plat of the Re-subdivision of Lots 64, 63 and 65 of Haynie's Central Park of record in Book 3106, Page 92, Register of Deeds Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 50 feet on the westerly margin of South 12th St. and extends back 161.74 feet on the southerly line to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to Donald J. Brassell, Jr. and Tammy L. Brassell, husband and wife by Quitclaim Deed dated 5/7/2002 from Kenneth J. Demonbreun and Linda G. Demonbreun, husband and wife of record in Instrument No. 20020508-0056912, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 926 S 12th St., Nashville, TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2022 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets their hand and seal the day and year first above written.

Donald J. Brassell, Jr.

Tammy L. Brassell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Donald J. Brassell, Jr. and Tammy L. Brassell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 27th day of May, 2022.

Notary Public
My Commission Exp:_____



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $475,000.00.

Affiant

Sworn to and subscribed before me, this 27th day of May, 2022.

Notary Public
My Commission Exp:_____



Tennessee Certificate of Authenticity

I, Robert L. Scruggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 27th day of May, 2022.

Robert L. Scruggs, Affiant 5/31/2022 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this the 31st day of May, 2022.

Mary Gail Porter
Notary's Signature

MARY GAIL PORTER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON MY COMMISSION EXPIRES JANUARY 10, 2023

Commission Expires: January 10, 2023

PROPERTY DESCRIPTION