Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
Karen Johnson Davidson County 207
Batch# 867647 DEEDWARR
06/06/2022 12:21:00 PM 2 pgs
Fees: $13.00 Taxes: $3,515.00
20220606-0064730

# WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Amy Brown and Travis Brown, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Russell M. Flaum, Trustee of the Russell M. Flaum Trust dated December 5, 2000**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit A, together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for 3508 Hillsdale Cottages, a Horizontal Property Regime with Private Elements of record as Instrument No. 20161114-0119992 being shown on Plat attached thereto as Exhibit "B", in the 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 Amy Brown and Travis Brown, wife and husband by Warranty deed from Greenway Avenue Investors, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20180621-0059833 Register's Office for Davidson County, Tennessee, dated June 18, 2018 and recorded on June 21, 2018.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

**This is improved property, known as: 3508 A Hillsdale Avenue, Nashville, TN 37205.**

**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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Russell M. Flaum Trust<br>807 Stonewater Blvd<br>Franklin, TN 37064 | NEW OWNER | 104-05-0P-001.00 |

**WITNESS THE EXECUTION HEREOF** this 1st day of June, 2022.

**Travis Brown**

**State of Tennessee**
**County of Davidson**

On this 1st day of June, 2022, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Travis Brown, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Amy Brown by Travis Brown Attorney in fact

**Amy Brown by Travis Brown, Attorney in Fact**

On this the 1st day of June, 2022 before me personally appeared Travis Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Amy Brown, acknowledged that such person executed the same as the free act and deed of Amy Brown.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**State of Tennessee**
**County of Davidson**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 950,000.00.**

Affiant

Sworn and subscribed before me on this the 1st day of June, 2022.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN