WARRANTY DEED

Karen Johnson Davidson County
Batch# 870856 DEEDWARR
06/14/2022 10:10:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20220614-0067400

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $215,000.00.

Affiant

Subscribed and sworn to me on 06/03/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elliott Brown 3911 Kimpalong Ave Nashville, TN 37205	NEW OWNER	131 05 0 B 227.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Patrick Alan McMakin, Jr. and wife, Emily McMakin, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents do transfer and convey unto Elliott Brown and Taylor Brown, a married couple, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Unit No. 227 on the Plan of Four Seasons Condominium, a horizontal property regime created under Title 66, Chapter 27, Section 101, et seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6841, Page 349, and amended in Book 6847, Page 122, Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of Four Seasons Condominium as shown as Exhibit "D" to said Master Deed for a more complete identification and description of said Unit.
>
> Being the same property conveyed to Patrick Alan McMakin, Jr., unmarried, by Warranty Deed from James Matthew Knox, married, of record in Instrument No. 20081117-0113042, in the Register's Office of Davidson County, Tennessee, dated November 13, 2008 and recorded on November 17, 2008.
>
> Patrick Alan McMakin, Jr. has since married. Emily McMakin, spouse of Patrick Alan McMakin, Jr., for the consideration expressed herein, joins in this conveyance for the purpose of waiving all rights, claims and interests of any kind whatsoever, including any and all marital or homestead she may have in the aforedescribed property by virtue of her marriage to Patrick Alan McMakin, Jr..

This is improved property known as 227 Summit Ridge Drive, Nashville, Tennessee 37215.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTORS do covenant with the said GRANTEES they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever

defend the title to the said land to the said GRANTEES, their successors 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 our hands on 06/03/22.

Patrick Alan McMakin, Jr.

Emily McMakin

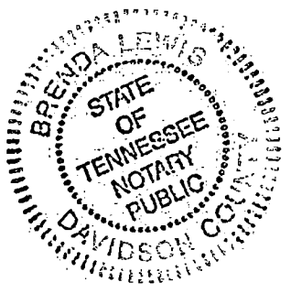
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 06/03/22, before me personally appeared Patrick Alan McMakin, Jr. and Emily McMakin, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 06/03/22.

NOTARY PUBLIC

My Commission Expires: 9-8-2025



Certificate of Authenticity

I, John Cobb Rochford, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law on **June 3**, 2022.

Signature 06/03/2022

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sworn to and subscribed before me this 3rd day of June, 2022.

Notary's Signature

My Commission Expires: 9-8-2025

BRENDA LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY