Karen Johnson Davidson County
Batch# 872621 DEEDWARR
06/16/2022 11:12:48 AM 2 pgs
Fees: $13.00 Taxes: $3,644.50
20220616-0068998

THIS INSTRUMENT PREPARED BY:

Paul F. Soper, Esq.
2323 21st Avenue S, Ste. 502
Nashville, Tennessee 37212

ADDRESS NEW OWNER
Amy Elaine Brown
Travis Richard Brown
4016 Aberdeen Rd.
Nashville, TN 37205

SEND TAX BILLS TO
Legacy Home3Loans
dba Steadfast Mortgage
4004 Hillsboro Pike #216B
Nashville, TN 37215

MAP/PARCEL
103-08-0-252.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JENNIFER A. HILL,** ("Grantor" herein), has bargained and sold, and does hereby bargain sell, transfer, convey, and confirm **AMY ELAINE BROWN AND TRAVIS RICHARD BROWN, WIFE AND HUSBAND,** "Grantees" herein), their successors and assigns, all of Grantor's right, title and interest in and to that certain tract or parcel of land in **Davidson, State of Tennessee**, more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 28, Block "H", as shown on the map entitled Cherokee Park, Section 2, of record in Plat Book 547, Pages 175 and 176, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JENNIFER A. HILL AND MICHAEL T. HILL, WIFE AND HUSBAND, by deed from ANDREW D. OLDHAM AND KRISTEN C. OLDHAM, HUSBAND AND WIFE, of record in Instrument No. 20170302-0020627, dated February 28, 2017, said Register's Office.

Further being the same property conveyed to JENNIFER A. HILL, by quitclaim deed from MICHAEL T. HILL, of record in Instrument No. 20170721-0073750, dated July 13, 2017, said Register's Office.

This is improved property known as: 4016 Aberdeen Rd., Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to said GRANTEES, their successors and assigns, forever. And GRANTOR does covenant with said GRANTEES that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind herself, her heirs and assigns, successors and representatives, 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. The conveyance herein is subject to 2022 real property taxes and any easements, covenants and restrictions of record.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hands as of this 15th day of June, 2022.

JENNIFER A. HILL

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and seal at Nashville, TN, this 15th day of June, 2022.

Notary Public

PAUL F. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 1/11/26

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is **$985,000.00.**

Affiant

Sworn to and subscribed before me this 15 day of June, 2022.

Notary Public

LYDIA H WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

My Commission Expires: 7/9/22