This instrument prepared by:
Momentum Title, LLC
318 Seaboard Lane Ste 115
Franklin, TN 37067
File Number: 7-17888-SL

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 876261 DEEDWARR
06/23/2022 11:54:33 AM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20220623-0071783

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $415,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of June, 2022.

Notary Public
My Commission Expires:

VIRGINIA DESJARLAIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tyler Scott Brown and Mayrelis Montanez Rivera 1244 Bending Creek Drive Antioch, TN 37013	New Owner	173 15 0A 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brandon Wayne Rigsby, an unmarried man**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Tyler Scott Brown and Mayrelis Montanez Rivera, Husband and Wife, and Kevin Lee Brown and Roxanne Kay Brown, Husband and Wife** hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 54 on the Plan of Mill Run Subdivision, Phase 1 of record in Plat Book 11700, pages 27 and 28, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Brandon Wayne Rigsby by Warranty Deed from Matt Brian and Casy Brian, husband and wife of record as Instrument No. 20110623-0048147 in the Register's Office for Davidson County, Tennessee, dated June 17, 2011 and recorded on June 23, 2011.

This is mproved property located at: **1244 Bending Creek Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons

whomsoever. 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, Grantor has executed this instrument on this 21st day of June, 2022.

GRANTOR:

Brandon Wayne Rigsby

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF Walton

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Brandon Wayne Rigsby, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 21st day of June, 2022.

Notary Public
My Commission expires: December 12 2023

GAVEN G. MCQUEEN
Notary Public-State of Florida
Commission # GG 939701
My Commission Expires
December 12, 2023