Karen Johnson Davidson County
Batch# 880507 DEEDWARR
06/29/2022 10:45:44 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20220629-0075052

WARRANTY DEED

NATALIE KATHERINE TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00.

Angela Brady
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/19/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0388

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
L. David Brown, Jr. and Angela Brady	Guaranteed rate inc	Map: 098060A09200CO
(NAME) 5255 New John Hagar Rd.	(NAME) 3940 N ravers wood	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) chicago IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF FIVE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS ($560,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LAURA BAILEY CURTIS, SUCCESSOR TRUSTEE OF THE P. ANN ROSBERG REVOCABLE TRUST CREATED SEPTEMBER 3, 2015 AND RESTATED ON JUNE 25, 2016,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

L. DAVID BROWN, JR. AND ANGELA BRADY, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, 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. 84 on the Final Plat of Phase One, Section "B", Bridgewater, of record in Instrument 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument 20060608-0067982, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to Laura Bailey Curtis, Trustee of the P. Ann Rosberg Revocable Trust, created June 25, 2016, by Quitclaim Deed from Ann Rosberg, of record in Instrument No. 20170828-0088180, dated August 12, 2017, Register's Office for said County. And being the same property conveyed to Ann Rosberg, married, by deed from Scott J. McCoy and wife, Gwendolyn D. McCoy, of record in Instrument No. 20150302-0017680, said Register's Office.

This conveyance is made subject to: (1) 2022 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Instrument 20060425-0046949, corrected by Surveyor's Certificate of Correction in Instrument 20060608-0067982, said Register's Office; (3) Deed of common areas to Homeowner's Association of record in Instrument 20091110-0103837, said Register's Office; (4) Charter for Homeowner's Association of record in Instrument 20060223-0021110, said Register's Office; (5) T.V.A. Easement of record in Book 1291, Page 99, said Register's Office; (6) Storm Water Detention Agreement of record in Instrument 20050222-0019150, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument 20051024-0128043, and amended in Instrument 20051122-0141076, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 5255 New John Hagar Rd., Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 this 27th day of June, 2022.

The P. Ann Rosberg Revocable Trust created September 3, 2015
and restated on June 25, 2016

BY: Laura Bailey Curtis TTE
Laura Bailey Curtis, Successor Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Laura Bailey Curtis, Successor Trustee of The P. Ann Rosberg Revocable Trust created September 3, 2015 and restated on June 25, 2016, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon her oath, acknowledged herself to be the Successor Trustee of The P. Ann Rosberg Revocable Trust created September 3, 2015 and restated on June 25, 2016, and that she as such Successor Trustee, being authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 27th day of June, 2022.

My commission expires: 3.3.26

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY