WARRANTY DEED

Karen Johnson Davidson County
Batch# 881806 DEEDWARR
06/30/2022 11:14:05 AM 3 pgs
Fees: $18.00 Taxes: $1,627.63
20220630-0076038

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $439,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF June 2022

M. Catherine Clearwater
Notary Public

MY COMMISSION EXPIRES: 1-6-25
(AFFIX SEAL)

M. CATHERINE CLEARWATER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Aaron Eul Kimberly Stakes	New Owner	
(NAME) 3908 Burrus St.	(NAME)	061-15-0-401.00
(ADDRESS) Nashville, TN 37216	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **William Daniel Brown, as Custodian for Jasmine Danielle Malone under the Tennessee Uniform Transfers to Minors Act, William Daniel Brown, Executor of the Estate of Dorianne Elizabeth Brown , William Daniel Brown, as Trustee of the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone, and Alexis Nicole Springer,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Aaron Eul and Kimberly Stakes, both unmarried, as joint tenants with right of survivorship ,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 62A on the Plan of Final Plat, First Revision of Lot 62, Maplewood Home Tract of record in Plat at Instrument No. 20040712-0082542, 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 Dorianne Brown, unmarried by Warranty deed from Robert W. Slate, II, unmarried of record in Instrument No. 20050606-0063948 Register's Office for Davidson County, Tennessee, dated May 27, 2005 and recorded on June 06, 2005. (Value of consideration shown in aforementioned deed $115,100.00.) Dorianne Brown, aka Dorianne Elizabeth Brown having since died on March 8, 2021, leaving a Last Will and Testament filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Docket No. 21P1330.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at the Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 3908 Burrus St. Nashville, TN 37216 (unimproved _)
(House Number) (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 my hand this 1st day of July, 2022.

William Daniel Brown, as Trustee of the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone

William Daniel Brown Trustee
By William Daniel Brown, Trustee

William Daniel Brown, Executor of the Estate of Dorianne Elizabeth Brown

William Daniel Brown Executor
By William Daniel Brown, Executor

William Daniel Brown, as Custodian for Jasmine Danielle Malone under the Tennessee Uniform Transfers to Minors Act

William Daniel Brown Custodian
By William Daniel Brown, Custodian

Alexis Nicole Springer
Alexis Nicole Springer

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alexis Nicole Springer, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 29th day of **June, 2022**

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Daniel Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Executor of the Estate of Dorianne Elizabeth Brown, and is authorized by the Estate of Dorianne Elizabeth Brown, to execute this instrument on behalf of the Estate of Dorianne Elizabeth Brown.

Witness my hand and official seal at Nashville, this 29th day of **June, 2022**

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Daniel Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Trustee of the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone, and is authorized by the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone, to execute this instrument on behalf of the trust established under the will of Dorian Elizabeth Brown for the benefit of Jasmine Danielle Malone

Witness my hand and official seal at Nashville, this 29th day of **June, 2022**

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, William Daniel Brown, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Custodian for Jasmine Danielle Malone under the Tennessee Uniform Transfers to Minors Act, and is authorized as Custodian for Jasmine Danielle Malone under the Tennessee Uniform Transfers to Minors Act, to execute this instrument on behalf of the Jasmine Danielle Malone as Custodian under the Tennessee Uniform Transfers to Minors Act.

Witness my hand and official seal at Nashville, this 29th day of **June, 2022**

Jacqueline G Brown
NOTARY PUBLIC

My Commission Expires: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY