Karen Johnson Davidson County
Batch# 887867 DEEDWARR
07/12/2022 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $3,833.20
20220712-0080144

Warranty Deed

	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $1,036,000.00. Affiant Subscribed and sworn to before me, this the 7th day of July, 2022. Notary Public My commission expires: 7/7/24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mary Camille Nutter	New Owner(s)	082-03-0-407.00
318 Vaughn Street		
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **STACEY BRASHER AND ERIC BRASHER, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MARY CAMILLE NUTTER, UNMARRIED,** 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:

Land in Davidson County, Tennessee, being Lot No. 12 and the Easterly 1/2 of Lot No. 13 on the Plan of J.M. Eatherley's Addition to East Nashville of record in Plat Book 57, Page 138, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Said Lot No. 12 and the Easterly 1/2 of Lot No. 13 adjoin and front together 75 feet on the Southerly side of Vaughan Avenue and runs back between parallel lines 173 feet to a dead line in the rear which measures 75 feet thereon.

Being the same property conveyed to Marcellus Brooks and wife, Lula M. Brooks by Warranty deed from Lawrence A. Davault, Lorene Davault, Jewel V. Butler of record in Book 5670, Page 142, Register's Office for Davidson County, Tennessee, dated October 27, 1980 and recorded on October 27, 1980.

The said Marcellus Brooks having died on or about January 19, 2012, leaving Lula M. Brooks as surviving tenant by the entirety.

Being the same property conveyed to Lula M. Brooks, widow by Quit Claim Deed from Marcellus Brooks and wife, Lula M. Brooks of record in Instrument No. 20130206-0012541, Register's Office for Davidson County, Tennessee, dated January 17, 2013 and recorded on February 06, 2013.

The said Lula M. Brooks having died on or about June 02, 2015, leaving a Probate in Docket No. 16P86, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division at Nashville.

Being the same property conveyed to Eric Brasher by Warranty deed from Estate of Lula M. Brooks of record in Instrument No. 20160202-0010165 Register's Office for Davidson County, Tennessee, dated January 25, 2016 and recorded on February 02, 2016.

Being the same property conveyed to Eric Brasher and Stacey Brasher, husband and wife by Quitclaim deed from Eric Brasher, married of record in Instrument No. 20180328-0028919 Register's Office for Davidson County, Tennessee, dated March 20, 2018 and recorded on March 28, 2018.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 318 Vaughn Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 7th day of July, 2022.

Stacey Brasher

Stacey Brasher

Eric Brasher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Stacey Brasher and Eric Brasher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th day of July, 2022.

Notary Public

My Commission Expires: 7/7/2024

BISTANY BASS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **do hereby make oath that I am a licensed**

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 7-7-2022 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 7-7-2022

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 7th **day of** July **, 2** 022 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM