Karen Johnson Davidson County
Batch# 891716 DEEDWARR
07/20/2022 03:48:30 PM 3 pgs
Fees: $18.00 Taxes: $333.00
20220720-0083317

Name and Address of New Owner:
Austin Bream
731 River Landing Way
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 043-04-0A-020.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Natalie B. Dillard and Myers E. Brown, II, as Tenants in Common each owing a 1/2 undivided interest**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Austin Bream, a married man**, "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 20, on the plan of First Revision, Final Plat of Cluster Lot Subdivision, River Landing, Section 1, Phase 1, of record in Instrument No. 20060918-0115492, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Natalie B. Dillard and Myers E. Brown, II, as Tenants in Common each owing a 1/2 undivided interest, by Warranty Deed from The Frank L. Walden Revocable Living Trust U/D/O 2/22/02, by and through its successor Trustees, of record in Instrument No. 20140404-0028059, Register's Office for Davidson County, Tennessee, dated March 14, 2014 and recorded on April 04, 2014. (Value of consideration shown in aforementioned deed $6,500.00.)

**This is unimproved property known as: 731 River Landing Way, Old Hickory, TN 37138

This is NOT the principal residence of the Grantor named herein

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 18th day of July, 2022.

_____(SEAL)
Myers E. Brown, II

_____(SEAL)
Natalie B. Dillard

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 Myers E. Brown, II and Natalie B. Dillard, 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 this 18th day of July, 2022.

_____
Notary Public
My commission expires:

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $90,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
18th day of July, 2022.

_____
Notary Public
My commission expires:_____

CHELSEA L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10-02-2023

File No. GNT-22-2227

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-18-22

Affiant Signature

7-18-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 18th day of July, 2022.

Notary Signature

My Commission Expires: 10.2.23

SANDY BALENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY