WARRANTY DEED

Karen Johnson Davidson County
Batch# 903703 DEEDWARR
08/16/2022 08:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20220816-0092555

File #22-DM-1620-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clyde L. Brown	**SAME**	
(NAME)	(NAME)	**104 08 0E 003.00**
708 Lynnbrook Rd.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH B. SIMMONS, EXECUTOR OF ESTATE OF KAY S. SIMMONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLYDE L. BROWN, A WIDOW** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 1620, Prestwick Place Condominiums, a Condominium located on 18th Avenue South, Nashville, Tennessee, as shown on the condominium Master Deed, of record in Book 6646, Page 196, amended in Book 6725, Page 144, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Kay S. Simmons (also known as Kay L. Simmons), by Quitclaim Deed from Keith B. Simmons, of record in Instrument No. 20080918-0095287, in The Register's Office of Davidson County, Tennessee, dated September 11, 2008 and record on September 18, 2008.

Being part of the same property conveyed to Keith B. Simmons and wife, Kay S. Simmons, by Warranty Deed from Brooks A. Sells, unmarried, of record in Instrument No. 20030722-0102434, in the Register's Office for Davidson County, Tennessee, dated July 18, 2003 and recorded on July 22, 2003. The said Kay S. Simmons died on November 12, 2021 Testate, devising subject property to Keith B. Simmons, trustee of the Kay S. Simmons Revocable Trust, devisee of the last will and testament of Kay S. Simmons. See Probate Case 21P2530, Davidson County Probate Court.

This conveyance is subject to:
*Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing Prestwick Place Condominium of record in Book 6646, Page 196, as amended by instrument(s) of record in Book 6725, Page 144; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1620 18th Avenue South, Nashville, TN 37212**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 5th day of August, 2022.

Estate of Kay S. Simmons

By: _____
Keith B. Simmons, Executor

_____
Keith B. Simmons, Individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5th day of August, 2022, before me personally appeared Keith B. Simmons, Executor of Estate of Kay S. Simmons, and Keith B. Simmons, individually, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 5th day of August, 2022.

_____
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 5th day of August, 2022.

Affiant Signature
Date 08/05/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 5th day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

