Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 220842176

Karen Johnson Davidson County
Batch# 905984 DEEDWARR
08/22/2022 10:35:27 AM 2 pgs
Fees: $13.00 Taxes: $123.95

20220822-0094369

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $33,500.00.

Affiant

Subscribed and sworn to before me, this 19th day of August, 2022.

Notary Public
My Commission Expires:

TARA JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brandon T. Brown 4992 Bull Run Road Ashland City TN 37015	New Owner	Tax Parcel ID No. 046-00-0-040.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Jeri Watkins, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brandon T. Brown, unmarried** ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Cheatham County, Tennessee, more particularly described as follows:

Certain real property situate in the 13th District of Davidson County, Tennessee, being Lot Number 15 of Dr. E.E. Brown, not of record and described as follows, to-wit:

Beginning at a spike in the center or Bull Run Road, said spike being 90 feet Southeasterly from the Southeast corner of the property conveyed by deed of record in Book 2448, page 165, Register's Office for said County; thence North 42 degrees, 49' East 248.1 feet to a point; thence South 30 degrees 37' 90.5 feet to a point; thence, 41 degrees East 45' West 225 feet to a point in the center of Bull Run Road; thence with the center of said road North 47 degrees 7' West 90 feet to the point of beginning.

Being the same property conveyed to Jeri Watkins by Warranty deed from Rose Paul, a single person of record in Instrument No. 20030903-0127514 Register's Office for Davidson County, Tennessee, dated August 29, 2003 and recorded on September 03, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2022, a lien not yet due and payable.

This is unimproved property located at 4992 Bull Run Road Ashland City TN 37015

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of August, 2022.

Jeri Watkins

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Jeri Watkins, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of August, 2022.

Notary Public
My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026