Karen Johnson Davidson County
Batch# 912057 DEEDWARR
09/02/2022 12:14:30 PM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20220902-0099330

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $469,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF September, 2022.

Notary Public

MY COMMISSION EXPIRES: 6.14.2026
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #22-DM-0601-118

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)
Tommye Jean Kirby Corlew, as Trustee of the Corlew Family Revocable Trust	SAME AS NEW OWNER	
(NAME)	(NAME)	**171 03 0B 301.00**
601 Old Hickory Blvd.Unit118		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(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, **MATTHEW BROWN AND LAUREN BROWN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **OF TOMMYE JEAN KIRBY CORLEW, AS TRUSTEE OF THE CORLEW FAMILY REVOCABLE TRUST U/A/D MARCH 23, 2022** 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. 63, a Horizontal Property Regime, Phase Two, Section Seven Townhomes of Fredericksburg, R20 Residential P.U.D of record in Plat Book 9700, Page 957, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew E. Brown, by Warranty Deed from Adam Reviere, unmarried of record in Instrument No. 20160512-0047227, in the Register's Office of Davidson County, Tennessee, dated April 28, 2016 and recorded on May 12, 2016.

Being the same property conveyed to Matthew Brown and Lauren Brown, husband and wife, by Quit Claim Deed from Matthew E. Brown, married, of record in Instrument No. 20210308-0029810, in the Register's Office of Davidson County, Tennessee, dated March 01, 2021 and recorded on March 08, 2021.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Two, Section Seven Townhomes of Fredericksburg, R20 Residential P.U.D., as recorded in Plat Book 9700, Page(s) 957.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 8920, Page 65, as amended by Book 9500, Page 393, Book 9860, Page 840, and Book 10694, Page 541; Book 10126, Page 435, as amended by Book 10224, Page 683 (as corrected by Book 10294, Page 850) and Instrument No. 20000718-0070558 (re-recorded by Instrument No. 20050705-0076596); Book 11550, Page 531, as amended by Book 11682, Page 75.
*Covenants, Conditions and Restrictions as set forth in Banbury Restrictions recorded in Book 7798, Page 843.
*Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances, recorded in Book 7358, Page 643.
*Easement for Permanent Drainage, recorded in Book 7851, Page 712.
*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7993, Page 269 and Book 9607, Page 431.
*Easement for Dedication of Site Drainage, recorded in Book 10012, Page 756.
*Easement for Cable Television and Maintenance Agreement, recorded in Instrument No. 20000516-0049387.
*Easement for Right of Way, recorded in Instrument No. 20131021-0109635.
*Stormwater Detention Agreement as set forth in instrument recorded in Book 10357, Page 920.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **601 Old Hickory Boulevard, Unit 118, Brentwood, TN 37027**.

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 1st day of September, 2022.

Matthew Brown

Lauren Brown by Matthew Brown, Her Attorney in fact

Lauren Brown by Matthew Brown,
her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of September, 2022, before me personally appeared Matthew Brown, 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 1st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Matthew Brown, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Lauren Brown and acknowledged that he executed the same as the free act and deed of the said Lauren Brown.

Witness my hand, at office, this 1st day of September, 2022.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF [illegible]

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

Certificate of Authenticity
for Electronically Filed Document

I, W. Aaron Fortner, 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 9/1/2022 (date of document).

Date: 9/2/2022

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 2nd day of September, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY