This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Rutherford

Actual consideration or value, whichever is greater is $610,000.00.

Affiant

KELLIE L. PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Subscribed and sworn before me this the 22nd day of September, 2022.

Notary Public
My commission expires: 9/10/23

WHEN RECORDED RETURN TO
Momentum Title, LLC
630 W. Burton Street
Murfreesboro, TN 37130
File No. T-160941-MP

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
David Fortunato 1612 Alayna Drive Nashville, TN 37221	New Owners	126-14-0A 085.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, BRITTANY BROWN AND KEVIN BROWN, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DAVID JOSEPH FORTUNATO AND KATHERINE AILEEN FORTUNATO,
HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Final Plat of Travis Trace Subdivision, Phase 4, of record at Instrument No. 20190710-0067020, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brittany Brown and Kevin Brown, wife and husband, by deed dated 08/31/2020, from The Jones Company of Tennessee, LLC, a Missouri limited liability company, of record in Instrument No. 20200901-0099128, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1612 Alayna Drive, Nashville, TN 37221.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 920601 DEEDWARR
09/23/2022 08:05:30 AM 3 pgs
Fees: $18.00 Taxes: $2,257.00
20220923-0105607

KB
BB

Witness my hand this the 22nd day of September, 2022.

Kevin Brown

Brittany Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Kevin Brown and Brittany Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of September, 2022.

My commission expires: 10-11-23

Notary Public

MICHELLE MARTIN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

202209230105607

Certificate of Authenticity

I, Kellie L. Parsons, do hereby make oath that I am 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 September 22, 2022.

Affiant Signature

September 22, 2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 22nd day of September, 2022.

Notary's Signature
My Commission Expires: 11/17/24

Notary's Seal

