BOX 10-B

Karen Johnson Davidson County
Batch# 924625 **DEEDWARR**
10/03/2022 11:41:05 AM 3 pgs
Fees: $18.00 Taxes: $370.00

20221003-0108742

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$100,000.00**

Donna L. Harbison
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: **MARCH 3, 2026**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
STEPHANIE ELIZABETH BROWN AND ROGER DEAN BROWN	**FIFTH THIRD BANK, N.A.**	**038-00-0-097.00**
(NAME) **6264 FREUDEMAN RD.**	(NAME) **P.O. BOX 630170**	
(ADDRESS) **WHITES CREEK, TN 37189**	(ADDRESS) **CINCINNATI, OH 45263**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, DONNA HARBISON, AS THE SUCCESSOR TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF MARSHALL GENE FLOWERS, DATED DECEMBER 2, 2009,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHANIE ELIZABETH BROWN AND ROGER DEAN BROWN, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

****SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY.****

This conveyance is subject to any creek or branch running through or along the boundary line of subject property and any and all other easements, restrictions, and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(**X**) property, known as **6247 FREUDEMAN RD., WHITES CREEK, TN 37189**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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; 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 GRANTEES, 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 hand this 3RD day of October, 2022.

Donna Harbison Successor Trustee

Donna Harbison, as the Successor Trustee under the Irrevocable Trust Agreement of Marshall Gene Flowers, dated December 2, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Donna Harbison, as the Successor Trustee under the Irrevocable Trust Agreement of Marshall Gene Flowers, dated December 2, 2009,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 3RD day of October, 2022.

My Commission Expires: **March 3, 2026**

Lee A. Cohen

Notary Public

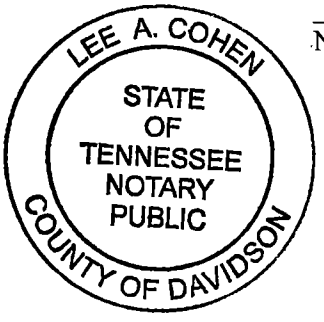


Exhibit "A"

A tract of land in the 14th Civil District of Davidson County, Tennessee, being known as Tract No. 2 on the Map of Mrs. Arthur Viaches' Subdivision, not of record, and described according to a survey made by Hickerson & Hickerson, Engineers, January 21, 1961, as revised on March 22, 1961, as follows:

BEGINNING at an iron pin in the northwesterly margin of Frudeman Road, at the corner of Tract No. 1 (Instrument No. 20141007-0092925, Register's Office for Davidson County, Tennessee) and the herein Tract No. 2; thence with the line between said tracts, North 29° 30' west 686 feet to a 12" elm in the south line of the Sandberg Property (Instrument No. 20111004-0076648, RODCTN; formerly the Carney Property), thence with Sandberg's property, North 70° east 159 feet to an iron pin at the corner of Tract No. 3 (Book 10300, page 814, ROCDTN); thence with the line between Tract Nos. 2 and 3, South 21° 15' east 621.4 feet to an iron pin in the margin of Frudeman Road; thence with the margin of said Road, southwesterly 84 feet to the point of beginning, containing 1.7 acres, more or less.

Being the same property conveyed to MARSHALL GENE FLOWERS AND WIFE, MARY B. FLOWERS, by deed from CHARLES D. JACKSON, SR. AND WIFE, EVELYN L. JACKSON, of record in Book 3929, page 317, dated August 26, 1965, said Register's Office.

MARY B. FLOWERS died on or about July 8, 1977, leaving MARSHALL GENE FLOWERS as the surviving tenant by the entirety.

Having subsequently re-married, MARSHALL GENE FLOWERS AND WIFE, CAROLYN E. FLOWERS, for the purpose of creating a tenancy by the entireties, conveyed unto themselves as MARSHALL GENE FLOWERS AND WIFE, CAROLYN E. FLOWERS, by Quitclaim Deed of record in Book 5390, page 748, dated January 25, 1979, said Register's Office.

CAROLYN E. FLOWERS died on or about February 21, 2009, leaving MARSHALL GENE FLOWERS as the surviving tenant by the entirety.

MARSHALL GENE FLOWERS further conveyed said property to MARSHALL GENE FLOWERS, TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF MARSHALL GENE FLOWERS DATED DECEMBER 2, 2009, by Quitclaim Deed of record as Instrument No. 20091204-0111028, dated December 2, 2009, said Register's Office.

MARSHALL GENE FLOWERS died on or about August 13, 2022, leaving DONNA HARBISON, AS THE SUCCESSOR TRUSTEE UNDER THE IRREVOCABLE TRUST AGREEMENT OF MARSHALL GENE FLOWERS DATED DECEMBER 2, 2009.