Return to:
[illegible] Escrow, LLC
[illegible] South
[illegible]
M-VRE-22-316

PREPARED BY ~~(AND RETURN TO):~~

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 924649 DEEDWARR
10/03/2022 11:58:26 AM 2 pgs
Fees: $13.00 Taxes: $1,979.50
20221003-0108778

Ivey Title, LLC Ref: (DM) Title No.: 62814
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jonathan McNeal Emily McNeal 316 51st Avenue North Nashville, TN 37209	Same as new owner

TAX MAP PARCEL NUMBERS: 09115021100

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$535,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Leslie A. Browner, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Jonathan McNeal and Emily McNeal, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Northerly 44 feet of the Southerly 100 feet of the Westerly one-half of Block No 9 on the Plat of the Realty Savings Bank and Trust Company's Revised Plat of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for Davidson County, Tennessee.

Beginning 56 feet North of the Northeast corner of 51st Avenue North and Elkins Avenue; thence with the Easterly margin of 51st Avenue North, Northerly 44 feet to a point, 50 feet south of the Southerly margin of an alley; thence Easterly and parallel with said alley 160 feet; thence Southerly and parallel with the Easterly margin of 51st Avenue North 44 feet; thence Westerly and parallel with the Northerly margin of Elkins Avenue, 160 feet to the beginning.

Being the same property conveyed to Leslie A. Browner, a single woman by Warranty Deed from Christine E. Keyes, married, dated July 28, 2016 and recorded on August 1, 2016 of record in Inst. No. 20160801-0079219, Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2022, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 421, page 18, said Register's Office; Easement for storm sewer to the City of Nashville of record in Book 1677, page 18, said Register's Office.

This is improved property, known as 316 51st. Avenue North, Nashville, TN 37209

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 28th day of September, 2022.

Leslie A. Browner

State of Tennessee

County of Davidson

On this 28th day of September, 2022. before me the undersigned authority, personally appeared Leslie A. Browner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____ Notary

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $535,000.00.

Affiant

Sworn and subscribed before me this 28th day of September, 2022.

Notary

My Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024