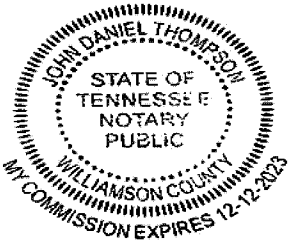
Karen Johnson Davidson County
Batch# 927220 DEEDWARR
10/10/2022 12:16:30 PM 3 pgs
Fees: $18.00 Taxes: $2,997.00
20221010-0111024




STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $810,000.00

Affiant

Subscribed and sworn to before me, this 27th day of September, 2022.

Daniel Thompson
Notary Public

My commission expires: 12/12/23

**THIS INSTRUMENT WAS PREPARED BY**
**Lakeside Title & Escrow Series, LLC**
**854 Wren Road**
**Goodlettsville, TN 37072**

# WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Eric Stevenson**<br>**Andrea Stevenson** | | **064-03-0A-010.00** |
| **4040 Brandywine Pointe Blvd.** | New Owner | |
| **Old Hickory, TN 37138** | | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Louis Anthony Brothers and Telina S. Brothers, husband and wife**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Eric M. Stevenson and Andrea K. Stevenson, husband and wife** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Property known as: 4040 Brandywine Pointe Blvd., Old Hickory, TN 37138, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 80, Plan of Brandywine Pointe Subdivision, Phase One, Section 1, as shown on plat of record in Plat Book 7900, Pages 170-172, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Louis Anthony Brothers and Telina S. Brothers, husband and wife, by Warranty Deed from Chase K. Mitchell, unmarried, dated 04/29/2022 and recorded 05/11/2022 in Instrument No. 20220511-0053605, Register's Office for Davidson County, Tennessee. Power of Attorney for Louis Anthony Brothers is recorded Instrument #-202210100111023—— in the Register's Office for Davidson Count.

Tax Map/Parcel ID: 064-03-0A-010.00

The property address and/or tax parcel identification number shown herein are provided solely for informational purposes, without warranty as to accuracy or completeness, and are not hereby insured.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

**This is Improved property known as: 4040 Brandywine Pointe Blvd., Old Hickory, TN 37138.**

LTE File No.: 22-1747TN

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 in 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 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/our hand(s) this 23rd day of September, 2022.

Louis Anthony Brothers by Telina S. Brothers, Attorney in Fact

Telina S. Brothers

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2022, before me personally appeared **Telina S. Brothers**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 23rd day of September, 2022.

Notary Public

Commission Expiration: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of September, 2022, before me personally appeared **Telina S. Brothers**, to me known to be the persons described in and who executed the foregoing instrument on behalf of **Louis Anthony Brothers** as his attorney in fact, and acknowledged that such persons executed the same as such person's free act and deed of the said **Louis Anthony Brothers**.

Witness my hand and official seal at office this 23rd day of September, 2022.

Notary Public

Commission Expiration: 1/6/25

GRACYN DADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**Tennessee Certification of Electronic Document**

I, Keith H. Solomon, 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 09/23/2022 (date of document).

Affiant Signature

10/10/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 10 day of October, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 12/12/2023

NOTARY'S SEAL

