Karen Johnson Davidson County
Batch# 927336 DEEDWARR
10/11/2022 09:16:55 AM 2 pgs
Fees: $13.00 Taxes: $1,202.50
20221011-0111160

GREG HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of September 2022.

Notary Public

My Commission Expires: 5/7/2024

This instrument was prepared by:
Jonathan Williams, Attorney
Larry R. Williams, PLLC
315 Deaderick Street, Suite 1510
Nashville, TN 37238
615-256-8880

Address New Owner(s) As Follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jackie W. Brassfield, Sr. JoAnn Brassfield Valerie Brassfield 9051 Macauley Lane Nolensville, TN 37135	Same as New Owner	186-4-A-385CO

THIS INSTRUMENT HAS BEEN PREPARED UPON INFORMATION PROVIDED BY THE PARTIES AND THE PREPARER HAS NOT CONDUCTED ANY TITLE EXAMINATION INDEPENDENT FROM THE TITLE MATERIALS SUPPLIED BY THE PARTIES. THE PREPARER MAKES NO WARRANTIES OR REPRESENTATIONS REGARDING THE STATUS OF TITLE TO THE PROPERTY.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Jackie Brassfield, Jr., hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto Valeria Brassfield, an unmarried person, hereinafter called the Grantee, her heirs and assigns, all of his one-half interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 385, as shown on the Final Plat of Burkitt Place, Phase 2D, Section 2, of record as Instrument No. 20150818-0082791, in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

Being the same property conveyed to Jackie W. Brassfield, Sr. and wife, JoAnn Brassfield, and Jackie W. Brassfield, Jr., by Warranty Deed from Regent Homes, LLC, dated July 22, 2016 of record in Instrument No. 20160725-0076563, Register's Office for Davidson County, Tennessee.

This property is improved property known as 9051 Macauley Lane, Nolensville, Tennessee 37135.

Grantee shall be responsible for all taxes and encumbrances. Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises and all restrictions and easements of record in said Register's Office.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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 27 day of September 2022.

JACKIE W. BRASSFIELD, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

GREG HAZELWOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACKIE W. BRASSFIELD, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of September 2022.

Notary Public

My Commission Expires: 5/7/2024