Karen Johnson Davidson County
Batch# 930158 DEEDWARR
10/17/2022 09:10:39 AM 2 pgs
Fees: $13.00 Taxes: $732.60
20221017-0113136

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $198,000.00

Sandra K Brown
Affiant

Subscribed and sworn to before me, this, 14TH DAY OF OCTOBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/3/26

(AFFIX SEAL)

OLLIE MAI PARSLEY NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES 3-3-2026

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sandra Kay Brown, an unmarried woman	US Community Credit Union (NAME)	
174 North Timber Drive (ADDRESS)	2622 Old Lebanon Rd. (ADDRESS)	108-07-0B-058.00
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville, TN 37214 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Tri-County Builders, Inc Carson W. Beck, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Sandra Kay Brown, an unmarried woman , hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit 58D on the Plan of Timberlake Condominiums,as of record in Book 6549, page 475, Exhibit A-2 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deborah Crouch, unmarried by Warranty deed from Charles A. Settle, Jr. and wife, Kim A. Settle of record in Book 7486, page 750, Register's Office for Davidson County, Tennessee, dated March 03, 1988 and recorded on March 08, 1988. Being the same property conveyed to Tri-County Builders, Inc by Quitclaim deed from Deborah Crouch, unmarried of record in Book 7570, page 904, Register's Office for Davidson County, Tennessee, dated March 24, 1988 and recorded on June 13, 1988.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 174 North Timber Drive, Nashville, TN 37214
(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, 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 14th day of October, 2022.

WARRANTY DEED
(Continued)

Tri-County Builders, Inc

BY: _____, President
Carson W. Beck, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared Carson W. Beck, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Tri-County Builders, Inc, the within named bargainor, a Tennessee corporation, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of the Tri-County Builders, Inc as President.

Witness my hand and official seal at office, on this the 14 day of October, 2022.

_____
Notary Public

My commission expires: 4/6/2026

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072