WARRANTY DEED

Karen Johnson Davidson County
Batch# 936658 **DEEDWARR**
11/01/2022 02:52:08 PM 2 pgs
Fees: $13.00 Taxes: $592.00

20221101-0117974

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2022

Notary Public

MY COMMISSION EXPIRES: 4/26/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title, LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Brewer Holdings, LLC	Brewer Holdings, LLC	042-08-0-064.00
(NAME)	(NAME)	
537 Amquiwood Court	1447 Diverson Bay Dr.	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20222051

For and 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, I/we, **Annie Wortham and Jeremy Wortham, wife and husband,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Brewer Holdings, LLC, a Tennessee Limited Liability Company**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows:

Being Lot No. 20A of the zone lot division of Lots 1-10; 15-24 and 51-60, Heritage Place, of record in Book 5200, page 628; amended in Book 6250, page 632, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING the same property conveyed to Ann Isabel Nostro by Warranty Deed from William P. Akers, married and Karen Akers Clements, married, dated May 30, 2003, and filed of record in Instrument No. 20030604-0077215, Register's Office for Davidson County, Tennessee.

Ann Isabel Nostro is now married to Jeremy Wortham and is one and the same person as Annie Wortham.

RESTRICTIONS:

This conveyance is made subject to restrictions appearing of record in Book 6148, page 537 and Book 6148, page 537, Register's Office for said County, and to easements, setback lines, notes, and any matters indicated on the aforesaid subdivision plat.

Also subject to:

Gas line easement appearing of record in Book 2493, page 166, Register's Office for said County.

Electric Power Board Easement appearing of record in Book 3573, page 343, Register's Office for said County.

Rights of others in and to party walls.

Unimproved ☐

This is improved ☒ property, known as 537 Amquiwood Court, Madison, TN 37115
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 31st day of October, 2022

Annie Wortham

Jeremy Wortham

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Annie Wortham and Jeremy Wortham, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st of October, 2022.

Notary Public
My Commission Expires: 4/26/26



PLEASE RETURN TO:

WARRANTY TITLE INSURANCE CO

120 ANDERSON LANE

HENDERSONVILLE, TN 37075