Karen Johnson Davidson County
Batch# 939938 DEEDWARR
11/10/2022 10:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,424.50
20221110-0120540

WARRANTY DEED

File No. AT-22-3386

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2022

Notary Public

MY COMMISSION EXPIRES: July 24, 2023
(AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary Ellsworth and Samantha McMahon	New Owner	
(NAME)	(NAME)	
508 Albany Drive		075-03-0-052.00
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Fred Brown III and Jenny Lynn Long, both unmarried, as tenants in common with right of survivorship**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Zachary Ellsworth and Samantha McMahon, tenants in common with right of surviorship**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee being Lot No. 145, Section Three, Tulip Grove, as shown by Plat of record in Plat Book 3700, Page 146, of the Register's Office of Davidson County, Tennessee to which Plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Fred Brown, III, an unmarried man by Warranty deed from Emery Stutesman and wife, Corrina Stutesman of record in Instrument No. 20170105-0001472 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

Being the same property conveyed to Fred Brown, III and Jenny Lynn Long, both unmarried, as tenants in common with right of survivorship by Quitclaim deed from Fred Brown, III, an unmarried man of record in Instrument No. 20170105-0001474 Register's Office for Davidson County, Tennessee, dated January 03, 2017 and recorded on January 05, 2017.

This is property more commonly known as 508 Albany Drive, Hermitage, TN 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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 this 1st day of November, 2022.

Fred Brown, III

Jenny Lynn Long

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of November, 2022, before me personally appeared Fred Brown, III and Jenny Lynn Long, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 1st day of November, 2022.

Notary Signature
My commission expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 1st day of November, 2022

K. Thomas Sidwell
Date: 11/1/22

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 1st day of November, 2022.

Kimberly D Hicks

Notary Public
My Commission Expires: 1-21-26

