Karen Johnson Davidson County
Batch# 942813 DEEDWARR
11/18/2022 12:32:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20221118-0122757

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $250,000.00

Affiant

Subscribed and sworn to before me, this 18th day of November, 2022

Notary Public
My commission expires: 03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Adams, Trustee of The 718 Patricia Dr Trust	**New Owner**	**10705004900**
PO BOX 695	**PO BOX 695**	
Madison, TN 37116	**Madison, TN 37116**	

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 ACKNOWLEDGE, WE,

Mary Margaret Brown, married woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 718 Patricia Dr Trust

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:

Land in Davidson County, Tennessee, being Lot No. 103, and the Northwesterly triangular part of Lot No. 104, on the Plan of Bel-Air Subdivision, Section II, of record in Plat Book 2900, Page 32, Register's Office for Davidson County, Tennessee, being described according to a copy of a survey made by EL Miller, Jr, and Co., Engineers, dated December 16, 1963, and further described according to a survey made by Hal R Swann, Jr, dated January 28, 1974, as follows:

Beginning at a point in the Northeasterly margin of Patricia Drive at the corner of Lots Nos. 102 and 103, thence with the line between said lots, North 45° 55' East 143 feet, more or less, to a point in the center line of a creek; thence with the center line of said creek, Southeasterly 69 feet to a point; thence Southwesterly passing through an iron pin, at 32 feet, more or less, which iron pin is 4.1 feet South of the common original line of Lots Nos. 103 and 104, a total distance of 147.1 feet, more or less, to the margin of Patricia Drive, at the common original corner of Lots Nos. 103 and 104; thence with the margin of said Drive, Northwesterly 65 feet to the point of beginning.

Being the same property conveyed to Mary Margaret Brown, by Quitclaim Deed from Robert M Brown, dated January 10, 1997, of record in Book 10319, Page 957, in the Register's Office for Davidson County, Tennessee.

Grantor herein makes oath that the subject property is not the primary residence of the subject property, her spouse, heirs or assigns.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 718 Patricia Dr, Nashville, TN 37217.

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.

Mary Margaret Brown Date: 11/17/23
Mary Margaret Brown

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mary Margaret Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 17th day of November, 2023.

STATE OF TENNESSEE NOTARY PUBLIC MARK B. LEEDOM
COUNTY OF DAVIDSON MY COMMISSION EXPIRES JULY 7, 2025

NOTARY PUBLIC

My Commission Expires: 7/7/25

Certificate of Authenticity

I, Mark B. Leedom, 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 11/17/22.

Date

Affiant Signature

11/17/22

Date

State of TN
County of Sumner

Sworn to and subscribed before me this 17th day of November, 2022.

Jennifer Russell

Notary's Signature
My Commission Expires: 03/01/2025

Notary's Seal (if on paper)

JENNIFER RUSSELL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY