This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF Tennessee
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $250,000.00.

Affiant

Subscribed and sworn before me this the 25th day of January, 2023.

Notary Public
My commission expires: 9-6-26

DIANA K GALT
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Rodney Trent Terry	Rodney Trent Terry	135-16-0A 032.00
2417 Ravine Drive	6644 Ascot Drive	
Nashville, TN 37217	Antioch, TN 37013	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, TERRY BROWNE, UNMARRIED, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to RODNEY TRENT TERRY AND ANGELIA PANDORA TERRY, HUSBAND AND WIFE, AN UNDIVIDED 50% INTEREST, AND FONDA TERRY FIELDS, MARRIED, AN UNDIVIDED 50% INTEREST, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of Tracts 8, 9, & 10 - Nashboro Village, of record in Book 5200, Page 187, Register's Office for Davidson County, Tennessee.

Said Lot No. 48 fronts 73.21 Feet on the Westerly Margin of Ravine Drive and extends back 121.14 feet on the Southerly Line and 123.54 feet on the northerly line to a dead line in the rear, measuring 78.46 feet thereon.

Being the same property conveyed to Terry Browne, unmarried, by deed dated 08/06/2012, from Federal National Mortgage Association, of record in Instrument No. 20120927-0088156, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 2417 Ravine Drive, 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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 964447 DEEDWARR
01/25/2023 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20230125-0005752

Witness my hand this the 24 day of January, 2023.

Terry Browne

Terry Browne

STATE OF Delaware

COUNTY OF New Castle

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Terry Browne, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of January, 2023.

My commission expires: 1/13/2024

Notary Public

CLAIRE TRUTH
NOTARY PUBLIC
My Commission Expires on Jan 13, 2024
STATE OF DELAWARE

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 1-24-23.

Affiant Signature

1-25-23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 25 day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY