Karen Johnson Davidson County
Batch# 965008 DEEDWARR
01/27/2023 11:04:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230127-0006328

PREPARED BY:
Reba Brown, Esq.
Lewis Thomason, P.C.
P.O. Box 198615
Nashville, TN 37219-1389

RECORDING DATA:

OWNER AND RESPONSIBLE TAXPAYER:
Danelle M. DeGroodt
6200 New York Avenue, Unit A
Nashville TN 37209

New map and parcel: 91-22-E-1 CO

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 700,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Paul B Whipple Jr
Affiant

Subscribed and sworn to before me this 20th day of January, 2023.

My commission expires: 10/25/2026

Notary Public

Commonwealth of Pennsylvania - Notary Seal
Barry Lee Brinser, Notary Public
Lancaster County
My commission expires October 25, 2026
Commission number 1340185

SPECIAL WARRANTY DEED

THIS DEED, made as of the day of January, 2023, between **Paul B. Whipple, Jr., Executor for the Estate of William K. Brinser, Jr.** (Grantor"), as appointed by the Seventh Circuit Court, Probate Division, of Davidson County, Tennessee on January 5, 2023, in the case of #22P2305, and **Danelle M. DeGroodt** (herein "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee the following described Premises, with the hereditaments and appurtenances thereto appertaining, to-wit:

Land in Davidson County, Tennessee, being Unit A as shown on Exhibit "B" on the plan of 6200 New York Avenue Townhomes on the Declaration of Covenants, Conditions and Restrictions for a Horizontal Property Regime with Private Elements for 6200 New York Avenue Townhomes of record in Instrument No. 20170117-0004567, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to William Kenneth Brinser, Jr., by deed dated July 25, 2018, and recorded July 26, 2018, from Green Eggs and Ham, LLC, N/K/A Green Eggs and Homes, LLC, of record in Instrument No. 20180726-0072906, Register's Office for Davidson County, Tennessee.

Being also known as 6200 New York Avenue, Unit A, Nashville, Tennessee 37209

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said premises to the said Grantee, her successors and assigns, forever.

And Grantor, for himself and his successors and assigns, does hereby covenant with Grantee, her representatives, successors and assigns, that Grantor is seized and possessed of this land, and has a right to convey it, and warrants the title against all persons claiming under him.

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the date first above written.

Paul B. Whipple, Jr, as Executor of the Estate of
William K. Brinser, Jr.

Commonwealth of Pennsylvania
County of LANCASTER

Before me, the undersigned, a Notary Public of the Commonwealth and County aforesaid, personally appeared Paul B. Whipple, Jr., the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the Executor of the Estate of William K. Brinser Jr., the maker, and is authorized as such Executor to execute the foregoing instrument for the purposes therein contained.

Witness my hand and Seal in said Commonwealth and County this 20 day of January, 2023.

NOTARY PUBLIC (seal)

My commission expires: 10/25/2026

Commonwealth of Pennsylvania - Notary Seal
Barry Lee Brinser, Notary Public
Lancaster County
My commission expires October 25, 2026
Commission number 1340185

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden, **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 1-20-2023 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1-20-2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th **day of** January **, 2** 023 **.**

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM