Register Return To: 23-CD-014
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch# 969566 DEEDWARR
02/10/2023 04:02:54 PM 2 pgs
Fees: $13.00 Taxes: $1,073.00

20230210-0010058

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF FEBRUARY, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste. 400, Franklin, TN 37067

File No.: 23-CD-014

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Sheely Walker	Jessica Sheely Walker	14202008900
(NAME) 7456 Harrow Drive	(NAME) 7456 Harrow Drive	
(ADDRESS) Nashville, TN 37221	(ADDRESS) Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Ninety Thousand And No/100 Dollars ($290,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, EDWARD L. BRUNOT, TRUSTEE OF THE BRUNOT REVOCABLE LIVING TRUST DATED JULY 29, 2013, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JESSICA SHEELY WALKER, A MARRIED WOMAN, 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. 116, on the plan of Cross Timbers, Section 3, as shown on plat of record in Plat Book 4175, Page 21, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Edward L. Brunot and Patricia Brunot, Trustees of the Brunot Revocable Living Trust, dated July 29, 2013, by Quitclaim Deed, from Philip A. Sheely and wife, Norma J. Sheely, dated October 30, 2015, recorded November 12, 2015, of record in Instrument No. 20151112-0114823, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Philip A. Sheely and wife, Norma J. Sheely, by Warranty Deed, from Antoionette Whitley, dated October 30, 2015, recorded November 3, 2015, of record in Instrument No. 20151103-0111679, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 7456 Harrow Drive, Nashville, TN 37221
(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 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 3RD day of February, 2023.

Brunot Revocable Living Trust dated July 29, 2013

BY: Edward L Brunot
Edward L. Brunot
Trustee

STATE OF ~~TENNESSEE~~ VIRGINIA
COUNTY OF Chesapeake

Before me, Kristy A. Raad, a Notary Public of said State and County aforesaid, personally appeared Edward L. Brunot, Trustee of Brunot Revocable Living Trust dated July 29, 2013, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Trustee of Brunot Revocable Living Trust dated July 29, 2013 the within named bargainor, a Trust and that he/she as such Trustee, executed the foregoing instrument for the purpose therein contained, by signing the name of the Trust by himself as Trustee

Witness my hand, at office, this 3rd day of February 2023.

Kristy A. Raad
Notary Public

My Commission Expires: 1/31/2025

KRISTY ANNE RAAD
NOTARY PUBLIC
REGISTRATION # 7934659
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JANUARY 31, 2025