Karen Johnson Davidson County
Batch# 970877 DEEDWARR
02/14/2023 02:57:30 PM 5 pgs
Fees: $28.00 Taxes: $12,580.00
20230214-0010794

# WARRANTY DEED

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS THREE MILLION FOUR HUNDRED THOUSAND AND 00/100 (3,400,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14TH DAY OF FEBRUARY, 2023.

14th February 2023

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

**This Instrument Prepared By:**
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

| ADDRESS NEW OWNERS AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER(S) |
|---|---|---|
| **815 Westview, LLC** (NAME) | **NEW OWNER** (NAME) | **130 11 0 003.00** |
| **815 Westview Avenue Nashville, TN 37205** (ADDRESS) | (ADDRESS) | |

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 14th day of February, 2023, the undersigned, **ELIZABETH TYNES SMITH (50% UNDIVIDED INTEREST), SHELBY BROWN (25% UNDIVIDED INTEREST), AND HAYES BROWN (25% UNDIVIDED INTEREST), AS TENANTS IN COMMON**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **815 WESTVIEW, LLC, AN INDIANA LIMITED LIABILITY COMPANY,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **815 WESTVIEW AVENUE, NASHVILLE, TN 37205** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 7 and 8 on the Map of Bransford Realty Company's Subdivision of Lots Nos. 57, 58, 60, 61, 63 and 65 in New Golf Club Addition, of record in Book 421, Page 149, Register's Office for said County.

Said Lots Nos. 7 and 8 front 50 feet each on the Westerly side of Westview Avenue, formerly Highland Avenue and run back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Hayes Brown 25% undivided tenant in common interest, by Quitclaim Deed from Shelby Brown, of record in Instrument No. 20220420-0045927, in the Register's Office of Davidson County, Tennessee, dated March 30, 2022 and recorded on April 20, 2022.

Being the same property conveyed to Shelby Brown and Elizabeth Tynes Smith, as tenants in common, by Warranty Deed from Mary A. Wilson, an unmarried woman, of record in Instrument No. 20200203-0012393, in the Register's Office of Davidson County, Tennessee, dated January 30, 2020 and recorded on February 03, 2020.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, this instrument has been executed this 14th day of February, 2023.

GRANTOR: ELIZABETH TYNES SMITH

Elizabeth Smith

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Elizabeth Tynes Smith**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of February, 2023.

Notary Public

My Commission Expires

MARY KATHRYNE LAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/09/2026
DAVIDSON COUNTY

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GRANTOR: SHELBY BROWN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Shelby Brown,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of February, 2023.

Notary Public My Commission Expires

14th February 2023

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Online Notary Public
My Commission Expires:
Nov 6, 2024

**(THE REST OF THIS PAGE LEFT BLANK INTENTIONALLY)**

GRANTOR: HAYES BROWN

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally, appeared before me, a Notary Public of the aforesaid authority, **Hayes Brown,** with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 14th day of February, 2023.

MADELYN N REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires

Online Notary Public
My Commission Expires:
Nov 6, 2024

14th February 2023

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 14, 2023.

Affiant Signature

2/14/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 14 day of February, 2023.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY