THIS INSTRUMENT WAS PREPARED BY	
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-13799-BW	STATE OF TENNESSEE COUNTY OF Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF March, 2023 Notary Public MY COMMISSION EXPIRES: 9-6-26 (AFFIX SEAL)

DIANA K GALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 976587 DEEDWARR
03/03/2023 10:10:03 AM 2 pgs
Fees: $13.00 Taxes: $1,091.50
20230303-0015289

WARRANTY DEI

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
D'Antoine LaMarque Newsome	Semper Home Loans, Inc.	
2012 Nashboro Blvd	225 Dupont Drive	135-12-0B-072.00-CO
Nashville, TN 37217	Providence, RI 02907	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Benjamin Patrick Brown and Grace Hsu, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **D'Antoine LaMarque Newsome, unmarried man**

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 and Unit No. 72 on the Plan of Horizontal Property Regime, Private Element Plat, Nashboro Village - Tract 7, of record in Plat Book 11700, Pages 49 and 50, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Benjamin Patrick Brown and Grace Hsu, husband and wife, by Special Warranty deed from SPH Property One, LLC, a Delaware Limited Liability Company of record in Instrument No. 20200623-0067252, Register's Office for Davidson County, Tennessee, dated May 27, 2020 and recorded on June 23, 2020.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **2012 Nashboro Blvd, 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 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.

Witness our hands this the 1st day of March, 2023.

Benjamin Patrick Brown

Grace Hsu

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Benjamin Patrick Brown,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Grace Hsu,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 1st day of March, 2023.

My Commission expires: 9/2/24

Notary Public

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY