WARRANTY DEED

Karen Johnson Davidson County
Batch# 977143 DEEDWARR
03/06/2023 10:23:30 AM 5 pgs
Fees: $28.00 Taxes: $1,313.50
20230306-0015744

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $355,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: MAY 9TH, 2026
(AFFIX SEAL)

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Raymond Hess Brocato and Emily Elise Brocato	New Owners	Parcel ID: 155-00-0-040.01
(NAME) 8552 Lewis Road	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Margaret Taylor Jordan, Michael Christopher Jordan, Kara Elizabeth Barbetto and Brian Alexander Jordan**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Raymond Hess Brocato and Emily Elise Brocato, husband and wife**, 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:

A parcel of land in the 9th Civil District of Davidson County, Tennessee, being on the west side of the Lewis Road, and being a portion of a tract of record in Book 2876, Page 398, Register's Office for said County, and described according to survey by S. H. Hutchison, dated March 23, 1963, as follows:

Beginning at a point in the Lewis Road, the northeast corner of the Herman T. Claxton land, and northwest corner of Bud Sawyers Tract, stake in line on west side of road; thence leaving road going North 87° 30' West with Earley Williams line, 200 feet to a stake with a Black Locust pointer; thence leaving the Early Williams line, going South 9° 30' East 205 feet to a stake with Sassafras pointers; thence South 87° 30' East 229 feet to a point in the Lewis Road, stake in line on west side of Road; thence with said Road, as follows; North 8° 30' West 66 feet to a point; North 20° West 148.5 feet to the point of beginning.

Note for informational purposes only: prior deed references subject property to contain 1 acre.

Being the same property conveyed to Samuel G. Jordan, Jr. and wife, Glenda Joyce Jordan, by Deed from Herman T. Claxton and wife, Frances Oweise Claxton, dated April 1, 1963 and recorded June 7, 1963 in Book 3574, Page 582, in the Register's Office for Davidson County, Tennessee. The said Samuel G. Jordan, Jr. having since died on April 28, 2002. The said Glenda Joyce Jordan having since died on November 29, 2002, her Last Will and Testament devising the subject property to Christopher Taylor Jordan and David Glenn Jordan. The decedent's estate was probated in the Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 02P-2001.

The said Christopher Taylor Jordan died on March 19, 2022 with his interest of said property being divided equally among the heirs as set out in Affidavits of Heirship, simultaneously recorded herewith of record in Record Book _____, Page _____, in said Register's Office. *at Instr. No. 202303060015742

Being the same property conveyed to Margaret Taylor Jordan, Michael Christopher Jordan, Kara Elizabeth Barbetto and Brian Alexander Jordan by QuitClaim deed from David Glenn Jordan, dated February 16, 2023 and recorded ** in Book _____, Page _____, in the Register's Office for Davidson County, Tennessee. **at Instr. No. 202303060015743.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 8552 Lewis Road, Nashville, TN 37221

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 2 day of March, 2023

Margaret Jordan

Michael Christopher Jordan

Brian Alexander Jordan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Margaret Taylor Jordan, Michael Christopher Jordan and Brian Alexander Jordan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of March, 2023.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)



Witness our hands this 27th day of February, 2023.

Kara Elizabeth Barbetto

Kara Elizabeth Barbetto

STATE OF Kentucky

COUNTY OF Jefferson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kara Elizabeth Barbetto, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th day of February, 2023.

Mary Slone

Notary Public

My Commission Expires: 12/08/2025

(SEAL)

GARY SLONE
Notary Public
Commonwealth of Kentucky
Commission Number KYNP39970
My Commission Expires Dec 8, 2025

Certificate of Authenticity
for Electronically Filed Document

I, Amy Fredrickson, 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 March 2, 2023 (date of document).

Date: March 6, 2023

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 6th day of March, 2023.

Ragan N. Veach

Notary's Signature

MY COMMISSION EXPIRES: _____

RAGAN N. VEACH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES AUGUST 8TH, 2026