Karen Johnson Davidson County
Batch# 980350 DEEDWARR
03/14/2023 10:03:30 AM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20230314-0018355

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $315,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 03/10/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES _____

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3136

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Peter Harkins	Peter Harkins	041-07-0-040.00
1249 Old Hickory Blvd	New Owner	
Nashville, TN 37207		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Jeffrey Brown, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter Harkins, unmarried

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Certain Real Property situated in the 10th Civil District of Davidson County, Tennessee:

Being a part of Lot No. 3 the plan of division of the K.J. Morris Lands of record in Book 57, Page 49, Register's Office for said county, and being the Northwesterly part of Lot No 36 on the unrecorded plan of Hickory Acres Subdivision and described according to a copy of a survey thereof made by T.R. Sanford, Surveyor, described as follows, to-wit:

Beginning at a point in the Southwesterly margin of Old Hickory Boulevard 65 feet North from the corner of Lot Nos. 36 and 37, said point being North corner at part of said lot conveyed to Orman C. Cherry and wife; thence with Cherry's Northerly line, Southwesterly 340.7 feet to a point; thence North 85.2 feet to the corner of Lot Nos. 35 and 36; thence with the line between said lots Northeasterly 285.5 feet to the margin of Old Hickory Boulevard; thence with the margin of the same, Southwesterly 65 feet to the point of the beginning.

Being the same property conveyed to Jeffery Brown by Warranty deed from Idilio Campos and Jennifer E. Campos, husband and wife of record in Instrument No. 20190109-0002309 Register's Office for Davidson County, Tennessee, dated January 03, 2019 and recorded on January 09, 2019.

Being the same property conveyed to Jeffrey Brown, unmarried, by Quitclaim deed from Jeffery Brown aka Jeffrey Brown, unmarried of record in Instrument No. 20211015-0139058 Register's Office for Davidson County, Tennessee, dated October 05, 2021 and recorded on October 15, 2021.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 1249 Old Hickory Blvd Nashville, TN 37207

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on March 10, 2023.

Jeffrey Brown by David L. Brown, his attorney in fact

Jeffrey Brown

By: David L. Brown, Attorney-In-Fact

STATE OF INDIANA

COUNTY OF Johnson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **David L. Brown** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of Jeffrey Brown for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for Jeffrey Brown and is authorized by Jeffrey Brown to execute this instrument on his behalf.

Witness my hand and official seal, this March 10, 2023.

Notary Public Felicia O Brown

My Commission Expires: 09-15-2028

FELICIA O BROWN
Notary Public - Seal
Marion County - State of Indiana
Commission Number NP0728769
My Commission Expires Sep 15, 2028

File #: 2023-3136

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

This is property known as 1249 Old Hickory Blvd Nashville, TN 37207

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RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Aimee Cain, 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 10, 2023.

Date

Aimee Cain

Affiant Signature

March 14, 2023

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 14 day of March, 2023.

Notary's Signature

My Commission Expires: My Commission Expires: May 18, 2024

Date

GERALD FISCHER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 5-18-2024

Notary's Seal (if on paper)