Karen Johnson Davidson County
Batch# 980374 DEEDWARR
03/14/2023 10:41:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20230314-0018388

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Maury THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $330,000.00. Ben Bar AFFIANT SUBSCRIBED AND SWORN TO ME ON 01/09/2023. Andrea Steinman NOTARY PUBLIC MY COMMISSION EXPIRES: 9/1/2026

ANDREA LEIGH STEINMAN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

THIS INSTRUMENT PREPARED BY AND RETURN TO:
CLOSED Nashville LLC
3401 Mallory Lane
Franklin, TN 37067
File # 2022-7775

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
John Robert Dennis and Lily McNamara	Bank of America, N.A.	064-09-0-199
4212 Brackenwood Drive	7105 Corporate Dr.	
Nashville, TN 37138	Plano, TX 75024	

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,

Timothy Allen Erwin, an unmarried man

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

John Robert Dennis, an unmarried man and Lily McNamara, an unmarried woman, as joint tenants with right of survivorship

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:

Land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 39 on the Plan of Southfork Section One of record in Plat Book 6250, Pages 384 and 385, in the Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Timothy Allen Erwin, by deed dated 11/28/2006, and recorded 11/29/2006, from Ellen W. Rochelle, of record as Instrument Number 20061129-0147057, being corrected by deed of record as Instrument Number 20070122-0008055, both in the Register's Office for Davidson County, Tennessee.

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 4212 Brackenwood Drive, Nashville, TN 37138.

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 January 9, 2023.

Timothy Allen Erwin

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, a Notary Public of said County and State, Timothy Allen Erwin, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 9, 2023.

Cheryl D. Bolander

Notary Public

My Commission Expires: 9/20/2025



Tennessee Certification of Electronic Document

I, Damien T Baldwin, 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 January 9, 2023.

Affiant Signature

Date: January 9, 2023

State of TENNESSEE

County of Davidson

Sworn to and subscribed before me this January 9, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/27/23

NOTARY'S SEAL

