Karen Johnson Davidson County
Batch# 980706 DEEDWARR
03/14/2023 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20230314-0018504

Prepared by and return to:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $286,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2023.

Notary Public
My Commission Expires:

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

File No.: 2023-590

Address of New Owner:	Send Tax Bills to:	Tax Information:
Emily Jensen	First Bank	
111 McMurray Circle	722 Columbia Ave	147-16-0A-011.00-CO
Nashville, TN 37211	Franklin, TN 37064	

WARRANTY DEED

For and in 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

Johnny Lynn Brown and Loretta M. Brown, husband and wife

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Emily Jensen, single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Unit No. 11 in McMurray Court, a Condominium, a Horizontal Property Regime located on McMurray Drive, Nashville, Davidson County, Tennessee, as shown on the Condominium Site Plan recorded in Book 6250, Page 230 and amended in Book 6606, Page 144, Registers Office for said county, and described in a Master Deed recorded in Book 6446, Page 539, said Registers Office, to which reference is hereby made.

Being the same property conveyed to Johnny Lynn Brown and wife, Loretta M. Brown by Deed dated June 9, 1992 from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., recorded June 10, 1992, in Book 8649, Page 21, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is _X___ improved _____unimproved property and the address of the herein described property is believed to be 111 McMurray Circle, Nashville, TN 37211, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 my/our hands this 10th day of March, 2023.

Johnny Lynn Brown

Loretta M. Brown

STATE OF VIRGINIA
COUNTY OF Norfolk City

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Johnny Lynn Brown and Loretta M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Norfolk, Virginia this 10th day of March, 2023.

Tyrone Anthony Vaughn
Notary Public
Reg #7880495
Commonwealth of Virginia
My Commission Expires June 30, 2024

Notary Public at Large

My Commission Expires: 06·30·2024.

Tennessee Certification of Electronic Document

I, Karla Lilley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on 3.10.2023 (date of document).

Affiant Signature

3.10.2023

Date

State of TN

County of Williamson

Sworn to and subscribed before me this 10TH day of MARCH, 2023.



Notary Public

COMMISSION EXPIRES: 6.21.25