Karen Johnson Davidson County
Batch# 984707 DEEDWARR
03/27/2023 09:51:57 AM 2 pgs
Fees: $13.00 Taxes: $1,623.93

20230327-0021998

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 23030003

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$438,900.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of March, 2023

Notary Public

My commission expires: 11-22-2025
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 11-22-2025

THIS INSTRUMENT WAS PREPARED BY:
LIONSGATE TITLE & ESCROW, LLC
1707 Fairview Boulevard, Suite 101 E
Fairview, TN 37062

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
TAYLOR BROWN AND KELSEY BROWN	**SAME**	**062-02-0B-096.00 CO**
4481 Frost Street		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JUSTIN WADE SMITH AND JOY RUTH S. MATANGUIHAN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TAYLOR BROWN AND KELSEY BROWN, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE,

Land in Davidson County, Tennessee, being Lot(s) 25, as shown on the map entitled First Amendment Abbington Park Phase One- Section Three, of record in Instrument No. 20040728-0090230, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOY RUTH S. MATANGUIHAN, UNMARRIED, by deed from MARILOU INOCALLA, A MARRIED WOMAN, of record in Instrument No. 20170103-0000588, dated December 23, 2016, said Register's Office.

Further being the same property conveyed to said JUSTIN WADE SMITH AND JOY RUTH S. MATANGUIHAN, HUSBAND AND WIFE, by quitclaim deed from JOYCE RUTH S. MATANGUIHAN, A MARRIED WOMAN WHO ACQUIRED TITLE AS UNMARRIED, AND JOINED BY HER SPOUSE JUSTIN WADE SMITH, of record in Instrument No. 20210126-0011651, dated September 10, 2020, said Register's Office.

IMPROVED PROPERTY ADDRESS: 4481 Frost Street, Nashville, TN 37214

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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 hand(s) this 20th day of March, 2023.

JUSTIN WADE SMITH

JOY RUTH S. MATANGUIHAN

NOTARY ACKNOWLEDGEMENT ATTACHED HERETO FOR
JUSTIN WADE SMITH AND JOY RUTH S. MATANGUIHAN, HUSBAND AND WIFE

WITH THE U.S. ARMEDFORCES
STUTTGART,GERMANY

State of _____ County of _____
Subscribed and sworn to (or affirmed) before me
on this 20 day of MARCH, 2023
by Justin Wade Smith,
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.

Notary Public Signature

SPC COREY S. WALTERS
PARALEGAL SPECIALIST
10 USC 1044A

Notary Public Authorized Under SEAL 10 USC 1044a

WITH THE U.S. ARMEDFORCES
STUTTGART,GERMANY

State of _____ County of _____
Subscribed and sworn to (or affirmed) before me
on this 20 day of MARCH, 2023
by Joy Ruth S. Matanguihan
proved to me on the basis of satisfactory evidence to be
the person(s) who appeared before me.

Notary Public Signature

SPC COREY S. WALTERS
PARALEGAL SPECIALIST
10 USC 1044A

Notary Public Authorized Under SEAL 10 USC 1044a