WARRANTY DEED

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF March, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25

(AFFIX SEAL)

File #23-PA-2802-P

Karen Johnson Davidson County
Batch# 986418 DEEDWARR
03/29/2023 01:04:30 PM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20230329-0022894

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Luke D. Hebert and Emeline G. Brown	**New Owner**	
(NAME)	(NAME)	**083 15 0 070.00**
2802 Huntleigh Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **BILLIE RUTH BROWNELL, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LUKE D. HEBERT, UNMARRIED MAN AND EMELINE G. BROWN, AN UNMARRIED WOMAN, TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of Section One Addition One, Fortland Park, of record in Book 2854, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Billie Ruth Brownell, unmarried, by Warranty Deed from Debra L. Hampton, unmarried, of record in Instrument No. 20080818-0084541, in the Register's Office of Davidson County, Tennessee, dated August 14, 2008 and recorded on August 18, 2008.

This conveyance is subject to:
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One Addition One, Fortland Park, as recorded in Book 2854, Page 68.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2963, Page 618.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2802 Huntleigh Drive, Nashville, TN 37206**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 23rd day of March, 2023.

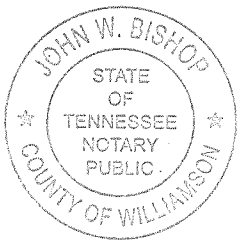
Billie Ruth Brownell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of March, 2023, before me personally appeared Billie Ruth Brownell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of March, 2023.

Notary Signature
My commission expires: 8-20-2023



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 23, 2023.

Tracey Trumphour
Affiant
Date: 3/23/2023

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 23 day of March, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY