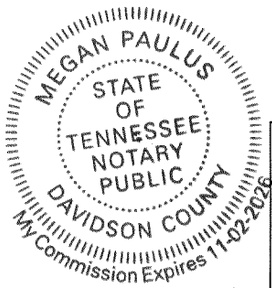
Karen Johnson Davidson County
Batch# 987941 DEEDWARR
04/03/2023 04:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20230403-0024200



STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st DAY OF March, 2023.

Megan Paulus
NOTARY PUBLIC
My Commission expires:

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 23030012

Address of New Owner
Elizabeth M. Browning, et al
1240 Brenner Drive
Nashville, TN 37221

Send Tax Bills To:
Cardinal Financial
PO Box 0054
Palatine, IL 60055

Tax Information:
141-12-0B-048.00 CO

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Juanita D. Martin and Eric Martin, Wife and Husband,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Elizabeth M. Browning and Jamal Browning, a married couple, (First Party) and William John, a married man, (Second Party); as Tenants in Common with Rights of Survivorship;** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, the entire fee in a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Phase 3, South Hampton, of record in Book 5200, Pages 689 and 690, 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 Juanita D. Martin and Eric Martin, wife and husband, by Warranty Deed from Ronald I. Addison and Timothy G. Roach, both unmarried, dated 11/02/2012 and recorded on 11/05/2012 in Instrument No. 20121105-0101907, Register's Office for Davidson County, Tennessee.

This is property generally located:
1240 Brenner Drive, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2023 Taxes have been prorated and have been assumed by and are the responsibility of Grantee(s).
2. Easement, setbacks and all other matters shown on the Plat of record at Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.
3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6120, Page 450, as amended in Book 6231, Page 63, Register's Office for Davidson County, Tennessee.
4. By-Laws of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Juanita D. Martin and Eric Martin** have caused this instrument to be executed, this the 31st day of March, 2023.

Juanita D Martin

Juanita D. Martin

Eric Martin

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Juanita D. Martin and Eric Martin,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 31st day of March, 2023.

My Commission expires: 2.5.25

NOTARY PUBLIC

KAYTLYN N. DODSON
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY

True Copy Certification

I, **Kaz Arbogast,** 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 this the 31st day of March, 2023.

Affiant Signature
Date 03/31/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of March, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 11/2/26

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY