Prepared by
Record and Return To
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd , Suite 130
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 230343984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $780,000.00

Affiant

Subscribed and sworn to before me, this 5th day of April, 2023.

Notary Public
My Commission Expires: _____

SABRINA SCHULHAUSER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 07, 2026

Karen Johnson Davidson County
Batch# 989867 DEEDWARR
04/10/2023 11 30 46 AM 2 pgs
Fees $13 00 Taxes $2,886 00

20230410-0025724

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Gerald Stubbs and Rebecca Stubbs 5413 Brownstone Drive Brentwood TN 37027	New Owner	Tax Parcel ID No 171 04 0A 008.00

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 of which is hereby acknowledged, **Long Hoang Tran and Katherine R. Tran, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Gerald Stubbs and Rebecca Stubbs, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Section One, Brownstone, R40 Residential P.U.D of record in Book 9700, Pages 496 and 497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Long Hoang Tran and Katherine R. Tran, husband and wife, by Warranty Deed from April Renee Vance, Executrix for the Estate of Nedra Ann Vance, of record in Instrument No. 20191022-0108243, in the Register's Office of Davidson County, Tennessee, dated October 15, 2019, and recorded on October 22, 2019.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Brownstone, R40 Residential P.U.D, as recorded in Book 9700, Pages 496 and 497.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P.U.D. Boundary, Brownstone, R40 Residential P.U.D., as recorded in Book 9700, Page 455.
Declaration of Covenants, Conditions and Restrictions recorded in Book 10658, Page 952 as amended in Instrument No. 20010118-0005696.

Stormwater Detention Agreement as set forth in instrument recorded in Book 10951, Page 689.
Rules & Regulations Recorded in Instrument No. 20221220-0131585.

This is improved property located at 5413 Brownstone Drive Brentwood TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of April, 2023.

Long Hoang Tran by Nathan Powers, attorney in fact

Long Hoang Tran
By: Nathan Powers, Attorney in Fact

Katherine R Tran by Nathan Powers attorney in fact

Katherine R. Tran
By: Nathan Powers, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nathan Powers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact for Long Hoang Tran and Katherine R. Tran and that he is authorized by Long Hoang Tran and Katherine R. Tran to execute this instrument on their behalf.

WITNESS my hand, at office, this 5th day of April, 2023.

Notary Public

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires
Nov. 22, 2025