Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: B-ELAM-23-1607

Name and Address of New Owner:
Wyatt Steele Licht and Maxmillian Licht
1607 14th Ave N.
Nashville, TN 37208
Send Tax Bills To:
Wyatt Steele Licht and Maxmillian Licht
1607 14th Ave N.
Nashville, TN 37208

Karen Johnson Davidson County
Batch# 990978 **DEEDWARR**
04/12/2023 02 33 38 PM 2 pgs
Fees $13 00 Taxes $1,498 50
20230412-0026950

This Instrument Prepared By:
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 081-11-0-376

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Eric Brown, Jr., a single man**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Wyatt Steele Licht, an unmarried man, and Maxmillian Licht, an unmarried man, as tenants in commons with right of survivorship**"the Grantees," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being the northerly half of Lot No. 273 on the plan of McGavock, Wetmore and Others' Second Addition to the town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee

Said part of Lot No 273 fronts 50 feet on the westerly side of 14th Avenue North, formerly Alberta Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Eric E. Brown, Jr., as unmarried man by Warranty Deed dated March 31, 2014, from Cornerstone Investments, Inc , and Andy Regg, recorded April 14, 2014, in Instrument Number 20140414-0030893, in the Official Records of Davidson County, Tennessee

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 7th day of April, 2023.

_____(SEAL)
Eric Brown, Jr

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 7th day of April, 2023, before me personally appeared Eric Brown, Jr , 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 7th day of April, 2023

_____
Notary Signature
My commission expires

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $405,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

_____
Eric Brown, Jr

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 10th day of April, 2023

_____
Notary Signature
My commission expires

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026