Karen Johnson Davidson County
Batch# 995835 DEEDWARR
04/25/2023 10 16 42 AM 2 pgs
Fees $13 00 Taxes $4,531 76
20230425-0030272

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230343994** JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE	STATE OF TENNESSE COUNTY OF DAVIDS The actual consideration or value, whichever is greater, for this transfer is: ~~$1,224,800 00~~ Affiant Subscribed and sworn to before me, this 24th day of April, 2023 Notary Public My Commission Expires: 1-8-24

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Brown E. Brown, LLC 1705 MONTCLAIR BLVD Brentwood, TN 37027	New Owner	Tax Parcel ID No. 119 05 0 013.00 133-02-0 - 265.00 133-02-0 -266 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, **Josh B. McKenzie, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brown E. Brown, LLC**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Parcel 1: 327 \ Peachtree St.

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Young Brothers Construction Company of record in Instrument No. 20000726-0073963, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Josh B. McKenzie, by Warranty Deed from Kinnie A Johnson, and wife, Barbara A. Johnson, of record in Instrument No. 20051012-0123008, in the Register's Office for Davidson County, Tennessee, dated September 29, 2005 and recorded on October 12, 2005.

Parcel 2: 201 Chilton St.

Lot Number 14 on the plan of Nolen Heights, as shown on plat of record in Plat Book 332, Page 122, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Josh B. McKenzie, by Special Warranty Deed from Union Planters Bank, N.A., of record in Instrument No. 20030820-0120956, in the Register's Office for Davidson County, Tennessee, dated August 13, 2003 and recorded on August 20, 2003.

Parcel 3: 203 . Chilton St.

Land in Davidson County, Tennessee, being Lot No. 15 on the plan of Nolen Heights, as shown on plat of record in Plat Book 332, Page 122, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof

Being the same property conveyed to Josh B. McKenzie, unmarried, by Warranty Deed from Tracy Beasley, (fka Tracy D. Roberts) and Christopher S. Beasley, husband of Tracy Beasley, of record in Instrument No. 20060502-0050680, in the Register's Office for Davidson County, Tennessee, dated April 28, 2006 and recorded on May 2, 2006.

Said properties were never the marital residence of Grantor.

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 Nolen Heights, as recorded in Plat Book 332, Page(s) 122 (as to Parcel 2 and 3).

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Young Brothers Const Co., as recorded in Instrument No. 20000726-0073963 (as to Parcel 1)

This is improved property located at 327 Peachtree, 201 Chilton and 203 Chilton Nashville TN 37210

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 24th day of April, 2023

Josh B. McKenzie

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Josh B McKenzie, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand, at office, this 24th day of April, 2023

Notary Public

My Commission Expires _____

