Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 1002351 DEEDWARR
05/11/2023 01:00:30 PM 3 pgs
Fees: $18.00 Taxes: $1,720.50
20230511-0035241

39-B
File #23-1114

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brandon Kenneth Warren, married**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Taylor Roland, unmarried**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Battery Crest, Section One, of record in Plat Book 2900, Page 91, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description of the property.

Being the same property conveyed to Brandon Kenneth Warren, an unmarried man by Warranty deed from Jack L. Reed and wife, Sharon K. Reed of record in Instrument No. 20130320-0027600 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013. Brandon Kenneth Warren in now married to Emily Warren, who joins in this conveyance to convey and all marital interest in subject property.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 4804 Shadescrest Drive, Nashville, TN 37211.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT**	**TAX MAP-PARCEL #:**
Taylor Roland	New owner	**147-06-0-057.00**
4804 Shadescrest Drive		
Nashville, TN 37211		

WITNESS THE EXECUTION HEREOF this 9th day of May, 2023.

Brandon Kenneth Warren **Emily Warren**

State of NORTH CAROLINA
County of PASQUOTANK

On this 9th day of May, 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Brandon Kenneth Warren and Emily Warren, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 11/08/2026

JACQUELINE F KRETZER
Notary Public - North Carolina
Chowan County
My Commission Expires Nov 8, 2026

State of Tennessee)
County of ~~Davidson~~ Sumner)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 465,000.00.**

Affiant

Sworn and subscribed before me on this the ~~10th~~ 11th day of May, 2023.

Notary Public

My Commission Expires: 10/21/2024

KRISTEN M. TRAINI
Notary Public At Large
SUMNER COUNTY, TENN.

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/9/2023 (date of document).

Jennifer Russell
Affiant Signature

5/11/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11 day of May 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

