Karen Johnson Davidson County
Batch# 1003066 DEEDWARR
05/15/2023 09:28:22 AM 2 pgs
Fees: $13.00 Taxes: $240.50
20230515-0035869

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Brewer Holdings, LLC PO Box 1615 Hendersonville, TN 37077	Brewer Holdings, LLC PO Box 1615 Hendersonville, TN 37077	042-08-0-099.00

THIS INDENTURE, made this 12th day of May 2023 between

Audrey Estelle Holmes, aka Audrey Holmes, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Brewer Holdings, LLC

of Sumner County Tennessee, hereinafter referred to as **Grantee.**

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 20-B of the Zone Lot Division of Lot Nos. 1-10, 15-24, and 51-60, Heritage Place as of record in Plat Book 6250, Page 632, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Audrey Holmes, unmarried by Deed dated 12/4/2009 from Gary Alderson and wife, Shannon Alderson of record in Instrument Number 20091208-0112295, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 539 Amquiwood Ct., Madison TN 37115.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2023 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets her hand and seal the day and year first above written.

Audrey Estelle Holmes by
Mark Tankersley Attorney in Fact

Audrey Estelle Holmes by Mark Tankersley,
attorney in fact

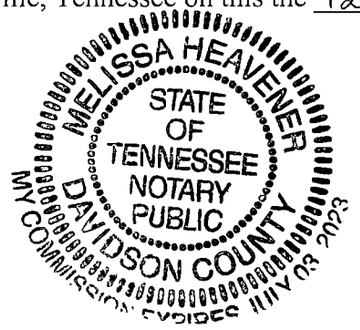
Power of Attorney of record in
Instrument No. 20230515-0035868
Register's Office for Davidson Co, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 12th day of May 2023, before me personally appeared Mark Tankersley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Audrey Estelle Holmes, and who acknowledged that he executed the same as the free act and deed of Audrey Estelle Holmes.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 12th day of May 2023.

Melissa Heavener
Notary Public
My Commission Exp: 7-3-23



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $65,000.00.

Mark Tankersley
Affiant

Sworn to and subscribed before me, this 12th day of May 2023.

Melissa Heavener
Notary Public
My Commission Exp: 7-3-23

