Karen Johnson Davidson County
Batch# 1003092 DEEDWARR
05/15/2023 10:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20230515-0035921

Prepared By & Return To:
Tennessee Title Services LLC
547 N Mt Juliet Rd
100
Mt. Juliet, TN 37122
MJ-23-851

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 10TH day of May, 2023

Notary Public

Commission Expires: 8/15/2026

VICTORIA CAMARENA
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
James Kevin Brown and Natalie Brown 2820 Dunmore Drive Nashville, TN 37214	New Owner	096 10 0 154.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Vanessa Marie Culbreath, Administratrix of The Estate of Norita JoAnn Culbreath

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Kevin Brown and Natalie Brown, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Twin Lawn Subdivision of record in Plat Book 2331, Page 9, 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 Herman Allen Culbreath and wife, Norita J. Culbreath by Warranty deed from Verlon G. Reeves and wife, Linda G. Reeves of record in Book 4504, Page 94, Register's Office for Davidson County, Tennessee, dated May 19, 1971 and recorded on May 21, 1971. The said Herman Allen Culbreath died August 15, 2002 leaving Norita J. Culbreath as the surviving tenant by the entirety. The said Norita J,

Culbreath, a/k/a Norita JoAnn Culbreath died intestate on or about December 26, 2022, her estate being administered through Davidson County Probate Court, Docket No. 23P266.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above. This is **improved** property known as: 2820 Dunmore Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Dated this the 10th **day of May, 2023.**

Estate of Norita JoAnn Culbreath

Vanessa Marie Culbreath ,Executrix

Vanessa Marie Culbreath, Executrix

STATE OF Virginia
COUNTY OF Hampton

On this 10th day of May, 2023, before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Vanessa Marie Culbreath,** with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence), and who, upon oath acknowledged to be the **Executrix** of **The Estate of Norita JoAnn Culbreath,** the within named bargainor, a **Estate**, and that they as such **Executrix**, as duly authorized, executed the foregoing instrument for the purposes therein contained as executrix.

Witness my hand, at office, this 10th **day of** May, **2023.**

Notary Signature
My commission expires: 03/31/2025

Dalarrian Featherston
REGISTRATION NUMBER
7938299
COMMISSION EXPIRES
March 31, 2025

Notarized online using audio-video communication

Certificate of Authenticity

I, Joshua A. Terry, 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 5/16/23.

Affiant Signature

5/15/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 5/15/2023.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON