Karen Johnson Davidson County
Batch# 1012509 DEEDWARR
06/08/2023 09:23:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20230608-0043554

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

LIZ DAVIS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Dr., Ste 400, Franklin, TN 37067

File No.: 23-CD-144

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Grace Balasko	New American Funding, LLC	162090A11100CO
(NAME) 5510 Country Drive #111	(NAME) 14511 Myford Road, Ste 100	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Tustin, CA 92780	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Twenty Thousand And No/100 Dollars ($220,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, RAINEY SIMS BROWN AND DOUGLAS AARON BROWN, WIFE AND HUSBAND, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GRACE BALASKO, AN UNMARRIED WOMAN, 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 Townhouse No. 111, Building 17, on the plan of Hickory Valley Condominiums, Phase II, and of record in Book 4460, page 133, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rainey Sims Brown, married by Quitclaim Deed from Marsha Sims, unmarried, dated December 30, 2021, and recorded January 10, 2022 in Instrument 202201100002669, Register's Office for Davidson County, Tennessee.

Previously being the same property conveyed to Marsha Sims by Quitclaim Deed from Keli Jeannette Sims, dated January 24, 2008 and recorded January 29, 2008 in Instrument 200801290009167, Register's Office for Davidson County, Tennessee.

And further previously being the same property conveyed to Keli J. Sims by Warranty Deed from Susan Patterson and k/n/a Susan O.. Lane and Gilbert Marvin Lane, dated August 20, 2001, and recorded September 4, 2004 in Instrument 200109040095461, Register's Office for Davidson County, Tennessee.

Douglas Aaron Brown joins in the execution of this deed to convey any and all of his marital rights and interest to subject property.

unimproved ☐
This is improved ☒ property, known as 5510 Country Drive #111, Nashville, TN 37211
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 do 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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 6 day of June, 2023.

Rainey Sims Brown

Douglas Aaron Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public of said county and state Rainey Sims Brown and Douglas Aaron Brown, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person's free act and deed

Witness my hand, at office, this 6 day of June, 2023.

Notary Public

My Commission Expires: _____

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. June, 17, 2026
COUNTY OF WILLIAMSON

~~$3.00~~ E-RECORDING PAGE FEE
$2.50

CERTIFICATE OF AUTHENTICITY

I, Tracey Trumphour do hereby make oath that I am a licensed attorney and/or 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 June 6, 2023.

Tracey Trumphour
Affiant
Date: 6-6-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 6 day of June, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-2025

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY