Karen Johnson Davidson County
Batch# 1016122 DEEDWARR
06/16/2023 02:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20230616-0046240

WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $500,000.00.

Affiant

Subscribed and sworn to me on 06/16/23.

NOTARY PUBLIC

My Commission Expires:

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Morgan L. Brubaker 1261 Scarcroft Ln. Nashville, TN 37221	Churchill Mortgage Corporation 1749 Mallory Lane, Ste 100 Brentwood, TN 37027	141 05 0A 235.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Susan K. West, Co-Trustee of the Kamats Family Trust dated March 17, 2023, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto MORGAN L. BRUBAKER, AN UNMARRIED WOMAN, AND CONNIE LYNN BRUBAKER AND STEVEN BRUBAKER, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 235 on the Plan of Avondale Park, Phase 2, Section 1, "Cluster Lot Subdivision" as shown on the plan of record in Instrument No. 20110208-0011105 Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kathleen D. Kamats and Susan K. West, Co-Trustees of the Kamats Family Trust dated March 17, 2023, by Special Warranty Deed to Trustee from Kathleen D. Kamats, of record in Instrument No. 20230321-0020151, in the Register's Office of Davidson County, Tennessee, dated March 17, 2023 and recorded on March 21, 2023.
>
> Being the same property conveyed to George M. Kamats and Kathleen D. Kamats, husband and wife, by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20130520-0050398, in the Register's Office of Davidson County, Tennessee, dated May 17, 2013 and recorded on May 20, 2013. The said person George M. Kamats died on February 06, 2023, leaving Kathleen D. Kamats as surviving tenant by the entirety.
>
> This is Improved property, known as 1261 Scarcroft Ln, Nashville, TN 37221.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR

does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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.

Witness our hands on 06/16/23.

Kamats Family Trust dated March 17, 2023

By: Susan K. West, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16 day of June, 2023, before me, the undersigned Notary Public, personally appeared, Susan K. West, known to me (or proved to me on the basis of satisfactory evidence), to be the co-trustee of the Kamats Family Trust dated March 17, 2023, the within named bargainor, and that she as such co-trustee executed the foregoing instrument for the purposes therein contained, by signing the name of the Kamats Family Trust dated March 17, 2023, by herself as such co-trustee.

Witness my hand and official seal on 06/16/23.

NOTARY PUBLIC

My Commission Expires: 9-8-2025

EBERIDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 June 16, 2023.

Date

Affiant Signature

6/16/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 16th day of June, 2023.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

DONNA L SAVAGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 12-08-2024