Karen Johnson Davidson County
Batch# 1016651 DEEDWARR
06/20/2023 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $1,018.06
20230620-0046637

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,150.00.

Holly Kay
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2023.

WD
Notary Public

MY COMMISSION EXPIRES: 05·21·2025
(AFFIX SEAL)

WHITNEY DUBOIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/21/2025
MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Millennial Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, TN 37027

File No.: TN-2023-16583NSH

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Charles Christopher Brazell and Dusty Grimes	New owner	064120A62600CO
(NAME)	(NAME)	
626 Weatherbeaten Place		
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Seventy-Five Thousand One Hundred Fifty And No/100 Dollars ($275,150.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, WANDA WILLIAMS, A SINGLE PERSON,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles Christopher Brazell and Dusty Grimes, a married couple**, 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 Unit No. 626, on the Plan of Fox Run, Second Revision - Part of Sec. 2 and First Revision - Part of Sec. 1, as established by the Master Deed of record in Book 4956, Page 582; Book 5535, Page 713; as corrected in Book 5895, Page 516; Book 5936, Page 301; as amended in Book 6370, Page 817; Book 8510, Page 95; and Book 8510, Page 92, and as shown on the plan of record in Book 6250, Page 118, Register's Office for Davidson County, Tennessee, to which plan

reference is hereby made for a more complete description.

Being the same property conveyed to Wanda Williams, a single woman, by Warranty Deed from Music City Financial, LLC, a Texas Limited Liability Company recorded on 04/26/2023 in Instrument No. 20230426-0030760, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 626 Weatherbeaten Place, Hermitage, TN 37076
(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.

Witness our hands this 16th day of June 2023.

Wanda Williams

STATE OF TENNESSEE
COUNTY OF Williamson

On this 16th day of June 2023, before me personally appeared **Wanda Williams** to me known to be the person(s) (or proved to me on the basis of satisfactory evidence) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 16th day of June 2023.

Commission Expires: 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

Certificate of Authenticity

I, Holly Ray, 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

Holly Ray

Affiant Signature

June 16, 2023

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 05.21.2025

Date

Notary's Seal (if on paper)

