RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1017148 DEEDWARR
06/21/2023 10 51 16 AM 2 pgs
Fees $13 00 Taxes $10,545 00

20230621-0046986

File #23-PA-3921-PARK

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,850,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

KRISTINA HIGGINS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11/2/2026

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Laura Gabrysch Mastrapasqua and Frank Mastrapasqua	**New Owner**	
(NAME)	(NAME)	**103-16-0-084**
3921 Kimpalong Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELLIOTT GOLDSBY BROWN AND TAYLOR BROWN, HUSAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **FRANK MASTRAPASQUA AND LAURA GABRYSCH MASTRAPASQUA, HUSBAND AND WIFE** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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 14 on the Plan of Kimpalong Place in Harding Road Section, of record in Plat Book 547, Page 18, Register's Office for said County, to which reference is hereby made for a more complete description

Being the same property conveyed to Elliott Goldsby Brown and Taylor Brown, Husband and Wife, by Warranty Deed from Aaron Burr Brown, III and Stephen Alvin Brown and Dale Jennings Brown and Lawrence Goldsby Brown and Mark McCurdy Brown, all heirs at law of Ruth G Brown, of record in Instrument No 20170426-0040851, in the Register's Office of Davidson County, Tennessee, dated April 24, 2017 and recorded on April 26, 2017

This conveyance is subject to
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kimpalong Place in Harding Road Section, as recorded in Plat Book 547, Page(s) 18

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Accessory Dwelling, Detached recorded in Instrument No 20191219-0130890
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as **3921 Kimpalong Avenue, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 20th day of June, 2023.

Taylor Brown

Elliott Goldsby Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2023, before me personally appeared Taylor Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 20th day of June, 2023, before me personally appeared Elliott Goldsby Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 20th day of June, 2023.

Notary Signature
My commission expires: 8-20-2023

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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