WARRANTY DEED

Karen Johnson Davidson County
Batch# 1018291 DEEDWARR
06/23/2023 11:40:30 AM 4 pgs
Fees: $23.00 Taxes: $1,184.00
20230623-0047883

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KAREN E. TINDALL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 12/21/2024
RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 517 Cason Lane, Ste. G, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Preston Thompson	**New Owner**	Parcel ID: 050 13 0 024.00 and
(NAME)	(NAME)	
3177 Gwynnwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Sandra Brown and Samuel L. Brown and Theresa Brown and Byron Brown and Willestine Brown,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Preston Thompson,** 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. 48 on the Plan of Golden Valley Estates, Section 1, as of record in Book 4175, page 142, Register's Office far said County.

Said Lot No. 48 fronts 56 feet on the easterly side of Gwynnwood Drive and extends back 168.51 feet on the northerly line and 114.92 feet on Southerly line, to a broken line in the rear measuring 80.20 feet thereon.

Being the same property conveyed to Robert L. Brown and wife, Beaulah M. Brown from Jack Williams and wife, Frances E. Williams by Warranty Deed dated December 18, 1972 and recorded on December 21, 1972 in Book 4666, Page 152, Register's Office for Davidson County, Tennessee. The said Beaulah M. Brown having predeceased Robert L. Brown leaving Robert L. Brown as the surviving tenant by entirety. The said Robert L. Brown aka Robert Lee Brown having died testate on December 2, 2022 leaving Sandra Brown, Samuel L Brown, Theresa Brown, Byron Brown and Willestine Brown as his sole devisee's, his Last Will and Testament being probated in Case No. 23P-25, Seventh Circuit Court, Probate Division, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3177 Gwynnwood Dr, Nashville, TN 37207

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 20th day of June, 2023

Sandra Brown

Samuel L. Brown

Theresa Brown

Byron Brown

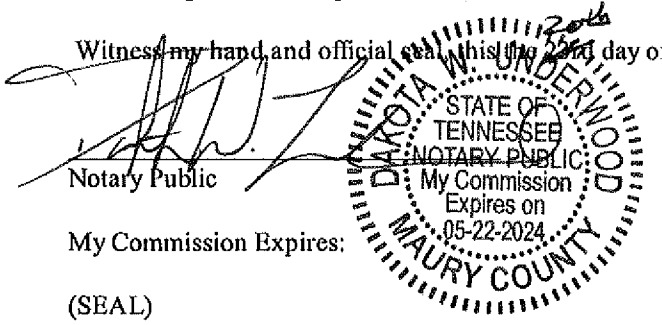
Willestine Brown

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Sandra Brown and Samuel L. Brown and Theresa Brown and Byron Brown and Willestine Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd day of June, 2023.



Notary Public

My Commission Expires:

(SEAL)

Certificate of Authenticity

I, Tonya Loftin, 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 20, 2023.

Date

Tonya Loftin
Affiant Signature

June 23, 2023
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 23rd day of June, 20 23.

Notary's Signature

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

My Commission Expires: _____
Date

Notary's Seal (if on paper)