Karen Johnson Davidson County
Batch# 1030391 DEEDWARR
07/25/2023 01:45:30 PM 3 pgs
Fees: $18.00 Taxes: $3,459.50
20230725-0057401

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $935,000.00.

Affiant

Subscribed and sworn to before me, this 20th day of July, 2023.

Notary Public

My commission expires:

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Meghan Southerland and Blake Southerland	new owners	102-15-0-059.00
850 Bresslyn Road	6212 A New York Ave	
Nashville, TN 37205	Nashville, TN 37209	

FOR AND IN CONSIDERATION of the sum of Ten 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, we,

Brenda Owen and Johnny Nash, as joint tenants with rights of survivorship

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Meghan Southerland and Blake Southerland, wife and husband

(hereinafter called the "Grantee"), thier heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land situated in Davidson County, Tennessee:

Lot 230, Map of Brooke Meade, Section VI, as shown on plat of record in Plat Book 2331, Page 3 and 4, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said Land.

Being the same property conveyed to Arthur V. Nash and wife, Ruby B. Nash by Warranty deed from Reese L. Smith, Jr. and Karl E. Haury of record as Book 2497, Page 489, Register's Office for Davidson County, Tennessee, dated March 26, 1956 and recorded on March 26, 1956.

Arthur V. Nash became deceased on July 01, 1994, vesting Ruby B. Nash as surviving tenant.

Ruby B. Nash became deceased on December 05, 2021 leaving Last Will and Testament filed for Probate in Docket No. 22P34, Chancery Court of Davidson County, Tennessee. In accordance with the terms of the Will, Brenda Owen is named Executor of the Estate of Ruby B. Nash, deceased.

Being the same property conveyed to Brenda Owen and Johnny Nash, as joint tenants with rights of survivorship by Quitclaim deed from Brenda Owen and Johnny Nash, as heirs at law of Ruby B. Nash and Brenda Owen, as Executrix of the Estate of Ruby Doris Beasley Nash of record as Instrument Number 20221012-0111762, Register's Office for Davidson County, Tennessee, dated October 11, 2022 and recorded on October 12, 2022.

This is **improved** property known as **850 Bresslyn Road, Nashville, TN 37205.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their 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.

IN WITNESS WHEREOF the Grantors have hereunto executed this instrument on this the 20th day of July, 2023.

Brenda Owen

Johnny Nash

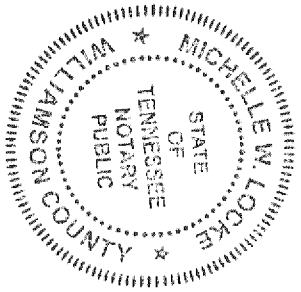
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Brenda Owen and Johnny Nash, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 20th day of July, 2023.

Michelle W Locke

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 23-001522-525

SP 11/2015

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **7/20/2023** (date of document).

Affiant Signature

7/20/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **20** day of **JULY**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

