Karen Johnson Davidson County
Batch# 1032140 DEEDWARR
07/28/2023 12:41:30 PM 3 pgs
Fees: $18.00 Taxes: $1,541.05
20230728-0058375

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Noel Kiswiney
1020 Donoho Dr
Old Hickory, TN 37138

MORTGAGEE
Nationstar Mortgage dba Mr. Cooper
2780 Lake Vista Dr
Lewisville, TX 75067

SEND TAX BILLS
Mortgagee

MAP-PARCEL:

053-16-0-299.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Bryan Brewster and Teresa Brewster, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Noel Kiswiney, a single woman,** hereinafter called the Grantee, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Situate in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Jackson's Landing Estates, Section 2, as of record in Plat Book 8250, page 975, 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 Bryan Brewster and Teresa Brewster, husband and wife by Quitclaim deed from Teresa Brewster, who acquired title as Teresa C. Roblin, of record in Instrument No. 20070808-0094867 Register's Office for Davidson County, Tennessee, dated July 10, 2007 and recorded on August 08, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

This is the same description as in previous deed of record.

This is improved property known as **1020 Donoho Dr Old Hickory, TN 37138.**

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 25th day of July, 2023.

Bryan Brewster

Teresa Brewster

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bryan Brewster and Teresa Brewster, husband and wife, the bargainor(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of July, 2023.

NOTARY PUBLIC

JODIE D. PELLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 10/10/2024

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $416,500.00.

AFFIANT

Subscribed and sworn to before me this 25th day of July, 2023.

NOTARY PUBLIC

My Commission Expires: _____

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

I, Kara Wall, 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 7/25/23 (date of document).

Affiant Signature

Date 7/28/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28th day of July, 2023.

Stephanie Woodall

Notary's Signature

MY COMMISSION EXPIRES: 