

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $760,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 08/11/2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES 05-09-26

Karen Johnson Davidson County
Batch# 1038038 DEEDWARR
08/14/2023 12:39:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20230814-0063012

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2023-3864

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
Emanuel C. Brown, Natoya N. Brown, Douglas Jackson, and Deborah Jackson	new owner	085-04-0A-422.00-CO
4271 Stone Hall Boulevard	4271 Stone Hall Blvd.	
Hermitage, TN 37076	Hermitage, TN 37076	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Hyrm L. Sain and Cosmelitia J. Sain, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emanuel C. Brown and Natoya N. Brown, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), 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. 422 on the Plan of Revision to the Final Plat of The Reserve at Stone Hall (formerly Eversong at Ravenwood) Phase 2, Section 1, Planned Unit Development, of record in Plat at Instrument No. 20181217-0122497, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hyrm L. Sain and Cosmelitia J. Sain, husband and wife by Warranty deed from Meritage Homes of Tennessee, Inc., an Arizona corporation of record in Instrument No. 20190612-0056521 Register's Office for Davidson County, Tennessee, dated June 12, 2019 and recorded on June 12, 2019. (Value of consideration shown in aforementioned deed $523,926.00.)

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2023 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 4271 Stone Hall Boulevard Hermitage, TN 37076

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 my hand on August 11, 2023.

Hyrm L. Sain

Cosmelitia J. Sain

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Hyrm L. Sain and Cosmelitia J. Sain, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this August 11, 2023.

Notary Public

My Commission Expires: 9/8/2025

JOANN MOSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 2023-3864

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

Certificate of Authenticity

I, Holly A. Mason, 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 August 11, 2023.

Affiant Signature

8/11/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 11 day of August, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026