WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Lawyer's Escrow Service, Inc., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of August, 2023

Notary Public

COMMISSION EXPIRES: 3/7/26

(BLANK FOR REGISTER'S OFFICE ENDORSEMENT)

GISSEL ROMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(Affix Seal)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Caroline Grace Beach	Pinnacle Bank	141-05-0A-234-00
(NAME)	(NAME)	
1257 Scarcroft Lane	150 3rd Avenue South Suite 1000	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **we, James Thomas Brown and Anne Brown, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Caroline Grace Beach, an unmarried woman,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS 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. 234 on the Plan of Final Plat, Avondale Park, Phase 2, Section 1, Cluster Lot Subdivision of record in Plat at Instrument No. 20110208-0011105, 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 James Thomas Brown and Anne Brown, husband and wife, By Warranty Deed from Joseph Wrapp and Chelsea Wrapp, husband and wife of record in Instrument No. 20210525-0070491 Register's Office Davidson County, Tennessee, dated 05/07/2021 and recorded 05/25/2021.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is Improved property, known as 1257 Scarcroft Lane (House Number) (Street) (P.O. Address) Nashville, TN (City or Town) 37221 (Postal Zip)

Karen Johnson Davidson County
Batch# 1041433 DEEDWARR
08/22/2023 01:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20230822-0065612

File No.: 5378-23
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, successors 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 8th day of August, 2023.

James Thomas Brown

Anne Brown

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared James Thomas Brown and Anne Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 8th day of August, 2023.

SHANNON PHILBIN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MARCH 9, 2027

Commission Expires: _____

Certificate of Authenticity

I, Gissel Roman, 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 8-18-23.

Date

Affiant Signature

8-22-23

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature

My Commission Expires: **9/21/25**

Date

Notary's Seal (if on paper)

