Karen Johnson Davidson County
Batch# 1041987 DEEDWARR
08/23/2023 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20230823-0066087

WARRANTY DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

The actual consideration or value, whichever is greater for this transfer is $700,000.00

Affiant

Subscribed and sworn to before me
This 21st day of August, 2023.

Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires:

Address New Owner as:	Tax Bill To:	Map / Parcel
Marian Andreescu 124 S 17th St Nashville TN 37206	New Owner Same	081 16 0 714.00 081 16 0 715.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **A. Brown a/k/a Lisa Brown,** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Marian Andreescu** (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

an unmarried woman

Tract I:

Land in Davidson County, Tennessee, being the easterly fourteen feet of Lot No. 2, Block A, Bransford Realty Company's North Hill Addition, a plan of which is recorded in Book 332, Page 23, of the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of said lot fronts 14 feet on the South side of Jackson Street and runs back between parallel lines 100 feet to an alley.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 3, Block A, Bransford Realty Company's North Hill addition, a plan of which is recorded in Book 332, Page 23, of the Register's Office for Davison County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 3 fronts 50 feet on the South side of Jackson Street and runs back between parallel lines 100 feet to an alley.

(As to Tracts I and II)
Being the same property conveyed to L. Kenneth Johnson, Trustee by Quitclaim Deed from Mildred Lathan Hardy of record in Book 6889, page 96, Register's Office for Davidson County, Tennessee, dated June 16, 1986 and recorded on June 17, 1986 and within the same deed the said L. Kenneth Johnson, Trustee conveyed his interest in the subject property to Rita C. Lathan (Value of consideration shown in aforementioned deed $0.00.)

(As to Tract II)
Being the same property conveyed to L. Kenneth Johnson, Trustee by Quitclaim Deed from Mildred Lathan Hardy and husband, Roscoe Hardy, Jr. of record in Book 6893, page 866, Register's Office for Davidson County, Tennessee, dated June 19, 1986 and recorded on June 23, 1986 and within the same deed the said L. Kenneth Johnson, Trustee conveyed his interest in the subject property to Rita C. Lathan (Value of consideration shown in aforementioned deed $0.00.)

(As to Tract I)
Being the same property conveyed to A. Brown by Quitclaim Deed from Rita C. Lathan of record in Book 8313, page 899, Register's Office for Davidson County, Tennessee, dated March 21, 1991 and recorded on March 21, 1991. (Value or consideration shown in aforementioned deed $1.00.)

This is improved property commonly known as 929 Jackson Street, Nashville, Tennessee 37208.

This Conveyance is subject to the following:

1. Taxes for the year 2023 and subsequent years, being liens not yet due and payable.
2. Subject to all matters shown on the Plan of record in Book 332, Page 23, Register's Office for Davidson County, Tennessee.
3. Right of Way of Jackson Street and Alley.
4. Subject to any rents and/or leases or rights of tenants in possession.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's heirs and assigns, against lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed this 21st day of August, 2023.

A. Brown a/k/a Lisa Brown
By: A. Brown a/k/a Lisa Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 21st day of August, in the year 2023, before me the undersigned, personally appeared A. Brown a/k/a Lisa Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that she executed it.

WITNESS my hand and official seal or stamp, this 21st day of August, 2023.

William Altus Pryor
Notary Public

My Commission Expires:_____

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

Certificate of Authenticity

I, Dawnielle Hardwick, 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 21, 2023**.

Date

D Hardwick

Affiant Signature

August 23, 2023

Date

State of Tennessee

County of Davidson

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

Notary's Signature

My Commission Expires: 7/11/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026

After recording, return to:
Magnolia Title and Escrow, Inc
1104 Fatherland Street
Nashville, TN 37206