Name and Address of New Owner:
Sara Elizabeth Hearn
1404 Turner Street
Old Hickory, TN 37138

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 1042126 DEEDWARR
08/24/2023 11:07:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.13
20230824-0066265

This Instrument Prepared By:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 05303027100

WARRANTY DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **Charlie Francis Brown, III, a/k/a Charles Brown and Draper Love Brown, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Sara Elizabeth Hearn, a single woman,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being Lot No. 145, Section "B", Village of Old Hickory, as shown on plan recorded July 16, 1948, Book 1424, page 67, in Register's Office for Davidson County, Tennessee; fronting 61.7 feet on Turner Street, containing 0.21 acres, more or less.

Being the same property conveyed to Charlie Brown, unmarried by Warranty Deed from Wanda V. Rice, and husband, Vivion H. Rice, dated November 24, 2003, of record as Instrument No. 20031201-0172214, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved Property known as: 1404 Turner Street, Old Hickory, TN 37138

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of August, 2023.

(SEAL)
Charlie Francis Brown, III

(SEAL)
Draper Love Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of August, 2023, before me personally appeared Charlie Francis Brown, III and Draper Love Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17th day of August, 2023.

WILLIAM D CASTLEMAN JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Signature
My commission expires: 03/09/2027

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $474,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 17th day of August, 2023.

Notary Signature
My commission expires: 7/4/2026

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

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 17, 2023**.

Date

Affiant Signature

August 24, 2023
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **24** day of **August**, 20**23**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)