THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 230745166**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $629,900.00 Affiant Subscribed and sworn to before me, this 17th day of August, 2023. Notary Public My Commission Expires: 3/22/26

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD My Comm. Expires 3/22/2026

Karen Johnson Davidson County
Batch# 1042526 DEEDWARR
08/25/2023 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $2,330.63
20230825-0066468

WARRANTY DEED

Address New Owner: Charles Frances Brown III and Draper Love Brown 116 Shute Circle Old Hickory TN 37138	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 064 03 0A 042.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Nicholas J. Milliman, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Charles Frances Brown III and Draper Love Brown, husband and wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land located in Davidson County, Tennessee, and being known and designated as all of Lot No. 65, on the Plan of Phase Eight, Section One, Brandywine Pointe, as shown on the plat of the same of record in Book 7900, Page 619, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Nicholas J. Milliman, a single person, by Warranty Deed from Patrick J. Conger and wife, Stephanie Conger, of record in Instrument No. 20170406-0033757, in the Register's Office of Davidson County, Tennessee, dated March 31, 2017 and recorded on April 06, 2017.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Phase Eight, Section One, Brandywine Pointe, as recorded in Book 7900, Page 619.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Boundary Plat of Brandywine Pointe, as recorded in Book 7900, Page 156.

Declaration of Covenants, Conditions and Restrictions recorded in Book 8120, Page 170 as amended in Book 8671, Page 484; Book 9010, Page 627; Rules and Regulations recorded in Instrument No. 20151207-0122778.

Declaration of Covenants, Conditions and Restrictions recorded in Book 9123, Page 645.

This is improved property located at 116 Shute Circle Old Hickory TN 37138

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 17th day of August, 2023.

Nicholas J. Milliman

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Nicholas J. Milliman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2026

Tennessee Certification of Electronic Document

I, Connie 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 8/17/23 (date of document).

Affiant Signature

8/24/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 24th day of August, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/3/2025

NOTARY'S SEAL

