Karen Johnson Davidson County
Batch# 1048654 DEEDWARR
09/12/2023 08:03:30 AM 5 pgs
Fees: $28.00 Taxes: $3,885.00
20230912-0071297

**THIS INSTRUMENT WAS PREPARED BY**

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P23-6567-WE

MARY KATHRYNE LAWSON NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 05/08/2026 DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF August, 2023.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **714 Brownlee Dr., LLC** | NEW | |
| 714 Brownlee Drive | OWNER | 115-08-0-040.00 |
| Nashville, TN 37205-3143 | | |
| (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, **Jeffrey M. Davis, Trustee of the Jeffrey M. Davis Family Trust u/t/a The Alise B. Davis Revocable Living Trust dated 12/19/2006, as amended by Amended and Restated First Amendment dated February 13, 2015, and Jeffrey M. Davis, Custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act, and Jeffrey M. Davis, Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act, and Jeffrey M. Davis, Custodian for Piper Alise Davis under the Tennessee Uniform Transfers to Minors Act**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **714 Brownlee Dr., LLC, a Tennessee Limited Liability Company**

HEREINAFTER CALLED THE GRANTEES, 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. 380 on the Plan of West Meade Farms, Inc. of record in Plat Book 2133, Page 47, in the Register's Office for Davidson County, Tennessee.

Said Lot fronts 118 feet on the easterly side of Brownlee Drive, as measured on a slight curve, and runs back 330.3 feet on the north line and 352.2 feet on the south line, to a dead line, on which it measures 173.5 feet.

Being the same property conveyed to Gary M. Davis and wife, Alise B. Davis, by Warranty Deed from George W. Laws and wife, Lucy L. Laws of record in Book 4592, page 50, Register's Office for Davidson County, Tennessee, dated April 11, 1972 and recorded on April 13, 1972.

Being the same property conveyed to Alise Borger Davis by Quitclaim Deed from Gary Michael Davis of record in Book 11333, page 358, Register's Office for Davidson County, Tennessee, dated February 9, 1999 and recorded on February 9, 1999.

Being the same property conveyed to Alise B. Davis Revocable Living Trust Agreement UAD 12/19/06 by Quitclaim Deed from Alise B. Davis of record in Instrument No. 20070608-0069064 Register's Office for Davidson County, Tennessee, dated June 6, 2007 and recorded on June 8, 2007.

Being the same property conveyed to Jeffrey M. Davis, Custodian for Piper Alise Davis under the Tennessee Uniform Transfers to Minors Act, a 3.5% undivided interest by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B, Davis as Trustee of record in Instrument No. 20101115-0091185 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 15, 2010.

Being the same property conveyed to Jeffrey M. Davis, Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act, a 3.5% undivided interest by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B, Davis as Trustee of record in Instrument No. 20101115-0091186 Register's Office for Davidson County, Tennessee, dated October 29, 2010 and recorded on November 15, 2010.

Being the same property conveyed to Jeffrey M. Davis, Custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act, a 3.5% undivided interest by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, by Alise B, Davis as Trustee of record in Instrument No. 20101115-0091187 Register's Office for Davidson County,

Tennessee, dated October 29, 2010 and recorded on November 15, 2010.

Alise B. Davis died, testate, on December 29, 2015, her estate being administered through Davidson County Probate Court, Docket No. 16P94.

Being the same property conveyed to Jeffrey M. Davis Family Trust, Jeffrey M. Davis, Trustee, by Quitclaim Deed from Alise B. Davis Revocable Living Trust u/a dated 12/19/06, as amended by Amended and Restated First Amendment dated February 13, 2015, by Gail Smith Bradford, Successor Trustee, of record in Instrument No. 20160701-0067800, Register's Office for Davidson County, Tennessee, dated June 1, 2016 and recorded on July 1, 2016.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **714 Brownlee Drive, Nashville, TN 37205-3143**

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 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 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 the 28 day of August, 2023.

The Jeffrey M. Davis Family Trust
u/t/a The Alise B. Davis Revocable Living Trust dated 12/19/2006, as amended by Amended and Restated First Amendment dated February 13, 2015

By: _____, TRUSTEE
Jeffrey M. Davis, Trustee

_____
Jeffrey M. Davis
As: Custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act

_____
Jeffrey M. Davis
As: Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act

_____
Jeffrey M. Davis
As: Custodian for Piper Alise Davis under the Tennessee Uniform Transfers to Minors Act

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Davis** with whom I am personally acquainted and who upon his oath acknowledged himself to be the **Trustee** of the **Jeffrey M. Davis Family Trust u/t/a The Alise B. Davis Revocable Living Trust dated 12/19/2006, as amended by Amended and Restated First Amendment dated February 13, 2015,** the within named bargainor, and Trust, and that he as such Co-Trustee being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the Trust, by the said **Jeffrey M. Davis** as such **Trustee.**

Witness my hand and official seal this the 28th day of AUGUST, 2023.

Tammy Rene Hyde Lee

**NOTARY PUBLIC**

My Commission Expires: 08/26/2023

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Davis** with whom I am personally acquainted and who uponhis oath acknowledged himself to be the **Custodian for Chloe R. Davis under the Tennessee Uniform Transfers to Minors Act,** the within named bargainor, and that he as such Custodian being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the minor, by the said **Jeffrey M. Davis** as such **Custodian.**

Witness my hand and official seal this the 28th day of AUGUST, 2023.

Tammy Rene Hyde Lee

**NOTARY PUBLIC**

My Commission Expires: 08/26/2023

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Davis** with whom I am personally acquainted and who uponhis oath acknowledged himself to be the **Custodian for Alexa M. Davis under the Tennessee Uniform Transfers to Minors Act,** the within named bargainor, and that he as such Custodian being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the minor, by the said **Jeffrey M. Davis** as such **Custodian.**

Witness my hand and official seal this the 28th day of AUGUST, 2023.

Tammy Rene Hyde Lee

**NOTARY PUBLIC**

My Commission Expires: 08/26/2023

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

STATE OF MISSOURI

COUNTY OF ST. LOUIS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey M. Davis** with whom I am personally acquainted and who uponhis oath acknowledged himself to be the **Custodian for Piper Alise Davis under the Tennessee Uniform Transfers to Minors Act,** the within named bargainor, and that he as such Custodian being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the minor, by the said **Jeffrey M. Davis** as such **Custodian**.

Witness my hand and official seal this the 28th day of AUGUST, 2023.

Tammy Rene Hyde Lee

**NOTARY PUBLIC**

My Commission Expires: 08/26/2023

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

# TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 28, 2023.

Affiant Signature

8/28/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 28 day of August, 2023.

Notary Public

Notary's Seal:

