RECORD AND RETURN TO:
WilsonBerry Title & Escrow
2231N Mt Juliet Rd Ste 203
Mt Juliet, TN 37122
File No.: QWB-16886-2023

WARRANTY DEED

Karen Johnson Davidson County
Batch# 1048747 DEEDWARR
09/12/2023 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $1,814.85
20230912-0071416

STATE OF TENNESSEE
COUNTY OF DAVIDSON Wilson JE

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $490,500.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of Sept., 2023

NOTARY PUBLIC

My commission expires: March 7th, 2026

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

THIS INSTRUMENT PREPARED BY:
WilsonBerry Title & Escrow 2231N Mt Juliet Rd Ste 203 Mt Juliet, TN 37122

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. Chandler Trimble 877 Kipling Drive Nashville, TN 37217	Same address as new owner	107-13-0-028

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED NINETY THOUSAND FIVE HUNDRED AND 00/100 Dollars ($490,500.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **CAROLINE BRITT AND AUSTIN BRITT, WIFE AND HUSBAND**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **M. CHANDLER TRIMBLE, SINGLE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 342 on the Plan of Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Caroline Britt and Austin Britt, wife and husband, from Michael Gragg and Gretchen Gragg, husband and wife, by Warranty Deed dated October 31, 2018 and recorded November 2, 2018 in Instrument #20181102-0108754, said Register's Office.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is ___unimproved _X__ improved property, known as: 877 Kipling Drive, Nashville, TN 37217

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 8th day of September, 2023

GRANTOR(S)

Austin Britt

Caroline Britt

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, a Notary Public, Austin Britt and Caroline Britt, 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 and seal, this the 8th day of September 2023.

JOHN GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES MARCH 07, 2026

Notary Public

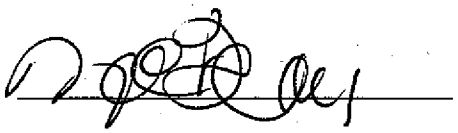
John Griffin

Printed Notary Name

My commission expires: March 7th 2026

True Copy Certification

I, **Marty Berry**, 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 is a true and correct copy of the original document executed and authenticated according to law on **9/8/23** (date of document)



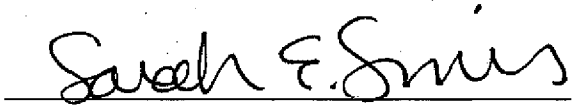
9/12/23

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this **12** day of **September**, 202**3**.



Notary's Signature

My Commission Expires: 12-5-2024

