BOX 10-A

WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE,
NASHVILLE, TN 37215

Karen Johnson Davidson County
Batch# 1056098 **DEEDWARR**
10/02/2023 11 11 29 AM 2 pgs
Fees $13 00 Taxes $2,886 00

20231002-0077091

File #23-TC-5208A-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $780,000 00

Affiant

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September, 2023

Notary Public

MY COMMISSION EXPIRES 4/27/2025 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Ian Smith and Laura Claire Goodrum	New Owner	
(NAME)	(NAME)	**091 07 0 197.00**
5208 A Kentucky Ave.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NICHOLAS C. BROWN AND KAITLYN P. BROWN, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **IAN SMITH AND LAURA CLAIRE GOODRUM** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 1117 of Block No. 172, No. I, Plan of West Nashville, of record in Plat Book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Nicholas C. Brown and Kaitlyn P. Brown, Husband and Wife, by Warranty Deed from Michael Elliott, Unmarried, of record in Instrument No. 20190301-0018823, in the Register's Office of Davidson County, Tennessee, dated February 28, 2019 and recorded on March 01, 2019.

This conveyance is subject to.
* 2023 Taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of No. I, Plan of West Nashville, as recorded in Plat Book 57, Page(s) 74 and 75.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20180920-0093481.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **5208 A Kentucky Avenue, Nashville, TN 37209**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 29th day of September, 2023.

X 9/29/23
Nicholas C. Brown

X 9/29/23
Kaitlyn P. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared Nicholas C. 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 29th day of September, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 2023, before me personally appeared Kaitlyn P. 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 29th day of September, 2023.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

RETURN TO:
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