Karen Johnson Davidson County
Batch# 1058258 DEEDWARR
10/05/2023 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $1,443.00
20231005-0078481

This instrument prepared by:
Momentum Title, LLC
7618 Highway 70 South
Nashville, TN 37221
File Number: 6-1944-KS

STATE OF TENNESSEE
COUNTY OF Davidson

ANGELA GRACE VANCE STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this the 2nd day of October, 2023.

Notary Public
My Commission Expires: 11.17.24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Neal M. Brown and Mary-Jo Brown 6939 Highland Park Drive Nashville, TN 37205	New Owner	143 03 0B 054.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mary Groos Hubner, Trustee of Mary Groos Hubner Living Trust dated February 17, 2017**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Neal M. Brown and Mary-Jo Brown, husband and wife,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 6939 on the plan of Harpeth Glen Condominium, Phase III, of record in Plat Book 4675, Page 64, Register's Office for said County, to which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Mary Groos Hubner, Trustee of the Mary Groos Hubner Living Trust, established by the Revocable Trust Agreement of Mary Groos Hubner dated February 17, 2017, by Quit Claim Deed from Mary Groos Hubner, of record in Instrument No. 20170224-0018859, in the Register's Office of Davidson County, Tennessee, dated February 17, 2017, and recorded on February 24, 2017.

Being the same property conveyed to Mary Groos Hubner, a single person, by Warranty Deed from Erich B. Groos and spouse, Margaret C. Groos, of record in Book 9013, Page 343, in the Register's Office of Davidson County, Tennessee, dated July 06, 1993, and recorded on July 14, 1993.

This is improved property located at: **6939 Highland Park Drive, Nashville, TN 37205.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number 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 2nd day of October, 2023.

GRANTOR:

Mary Groos Hubner Living Trust dated February 17, 2017

By: Mary Groos Hubner
Mary Groos Hubner, Trustee

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Mary Groos Hubner with whom I am personally acquainted, (or proved to me on the basis of atisfactory evidence) and who, upon oath, acknowledged that she executed the forgoing instrument for the purpose therein contained and who further acknowledged that she is TRUSTEE OF The Mary Groos Hubner Living Trust dated February 17, 2017 and that she is authorized by The Mary Groos Hubner Living Trust dated February 17, 2017 to execute this instrument on its behalf.

WITNESS my hand and seal at office this 2nd day of October, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202310050078481

Certificate of Authenticity

I, Grace Vance, 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 10/2/23.
Date

Affiant Signature

10/2/23
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 2 day of October, 2023.

Notary's Signature

My Commission Expires: 3/3/26

Notary's Seal (if on paper)

