Karen Johnson Davidson County
Batch# 1060713 DEEDWARR
10/16/2023 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20231016-0080702

THIS INSTRUMENT PREPARED BY: The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 ASHLEY RAE FORT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY	STATE OF Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $455,000.00 Affiant Subscribed and sworn to before me, this 10th day of October, 2023. Notary Public My Commission Expires: 11/2/26

WARRANTY DEED

Address New Owner: Traci R. Ray 2409B Albion Street Nashville, TN 37208	Send Tax Bills to: New Owner Traci R. Ray 2409B Albion St. Nashville, TN 37208	Tax Information: Tax Parcel ID No. 092-03-0D-001.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MORGAN BROWN BRASFIELD F/K/A MORGAN OLIVIA BROWN AND BROOKS EUGENE BRASFIELD, WIFE AND HUSBAND** (collectively, "Grantor"), has this day bargained and sold, and does hereby transfer and convey to **TRACI R. RAY,** _____ ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit No. 2409 B , together with common areas, as established by Declaration of Covenants, Conditions and Restrictions for Residences at 2409 Albion of record as Instrument No. 20190822-0084276 and amended in Instrument No. 20191119-0119474 and in Instrument No. 20200519-0051956, and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Morgan Olivia Brown and Brooks Eugene Brasfield, wife and husband by Warranty deed from Premier Real Estate Development and Investments Group, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20200519-0052028 Register's Office for Davidson County, Tennessee, dated May 18, 2020 and recorded on May 19, 2020.

This is improved property commonly known as: **2409B Albion Street Nashville, TN 37208**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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, Grantors have executed this instrument on this 10th day of October 2023.

Morgan Brown Brasfield

Brooks Eugene Brasfield

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MORGAN BROWN BRASFIELD AND BROOKS EUGENE BRASFIELD,** the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10 day of OCTOBER, 2023.

Notary Public
My Commission Expires: 05-03-2027

ANNA D. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027

Tennessee Certification of Electronic Document

I, Margaret Philpott, 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 **10/10/2023** (date of document).

Affiant Signature

10/10/2023
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **10** day of **October**, 2**023**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

