WARRANTY DEED

Karen Johnson Davidson County
Batch# 1064524 DEEDWARR
10/24/2023 02 49.00 PM 2 pgs
Fees $13 00 Taxes $2,238 50

20231024-0083354

G-P-23-0523

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2023

Notary Public

MY COMMISSION EXPIRES 1/8/24 (AFFIX SEAL)

BRIANA GAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 01-08-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Silas E. Deane, III	**New Owner**	
(NAME)	(NAME)	**146-16-0-001.00**
523 Hogan Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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, **MACKENZIE SHANKLAND BRITT AND LOGAN BRITT, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SILAS E. DEANE, III, AN UNMARRIED MAN,** 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 10 on the Plan of Brentwood Hall, Section 1 of record in Plat Book 2083, Page 18, 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 Mackenzie C Shankland and Logan W. Britt, as joint tenants with rights of survivorship by Executrix Deed from Majorie A. Miller, Executrix for the Estate of Otis O'Neal, Jr of record in Instrument No. 20150812-0090638 Register's Office for Davidson County, Tennessee, dated August 10, 2015 and recorded on August 12, 2015.

Being the same property conveyed to Mackenzie Shankland Britt and Logan Britt, wife and husband by Quitclaim Deed from Mackenzie Shankland Britt f/k/a Mackenzie C Shankland and Logan W Britt, as joint tenants with rights of survivorship of record in Instrument No 20200527-0054524 Register's Office for Davidson County, Tennessee, dated May 19, 2020 and recorded on May 27, 2020

This conveyance is subject to·
- Taxes for the year 2024 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 2083, Page 18, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 1788, Page 143, Book 2084, page 409, Book 2088, page 637 and Book 2139, page 325, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **523 Hogan Road, Nashville, Tennessee 37220**

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 23rd DAY OF OCTOBER, 2023.

Mackenzie Shankland Britt

Logan Britt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MACKENZIE SHANKLAND BRITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2023

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LOGAN BRITT, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of October, 2023.

Notary Public
My Commission Expires:
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212