Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
[illegible] Hills Blvd., Suite 130
[illegible], TN 37215

Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,900,000.00

Affiant

Karen Johnson Davidson County
Batch# 1064894 DEEDWARR
10/26/2023 10:42:52 AM 2 pgs
Fees: $13.00 Taxes: $7,030.00
20231026-0083827

Subscribed and sworn to before me this 20th day of October, 2023.

Notary Public
My commission expires:

SEZEN YILMAZ
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Ann Ralls Brown 1109 Nichol Lane Nashville, TN 37205	New Owner	130-05-0-132

Warranty Deed

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged **Sandra Hart, an unmarried woman, and Amanda H. Elcan, an unmarried woman** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Ann Ralls Brown and Jerrod Brown, wife and husband,** hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 18, Block 5, as shown on the map entitled Highlands of Belle Meade, of record in Plat Book 547 Page 180, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more compete and accurate legal description.

Being the same property conveyed to Amanda H. Elcan and Sandra Hart, as joint tenants with right of survivorship by Quitclaim Deed from Amanda H. Elcan, Charles A. Elcan, and Patricia F. Elcan of record in Instrument No. 20110328-0023845, Register's Office for Davidson County, Tennessee, and dated March 20, 2011.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable

2. All matters appearing on the plan of Highlands of Belle Meade of record in Plat Book 547 Page 180 Register's Office for Davidson County, Tennessee.

This property is improved property known as 1109 Nichol Lane, Nashville, TN 37205

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), their heirs and assigns, against the lawful claims of all persons whomsoever.

In Witness Whereof, the said, **Grantor**, hereunto set by hands and seals this 20th day of October, 2023.

Sandra Hart

Amanda H. Elcan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of October, 2023, before me personally appeared Sandra Hart and Amanda H Elcan, 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 20th day of October, 2023.

Notary Signature
My commission expires: 2/7/27

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY