Karen Johnson Davidson County
Batch# 1065819 DEEDWARR
10/27/2023 01:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20231027-0084268

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF October, 2023.

Notary Public

MY COMMISSION EXPIRES: 8/24/27 (AFFIX SEAL)

File #23-PA-1227-VIBE

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)
Anastasia Dobretsova and Jackie Saturday	**New Owner**	
(NAME)	(NAME)	**041 07 0 065.00**
1227 Bell Grimes Lane		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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, **SUNNI BRIMSY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JACKIE SATURDAY, AN UNMARRIED MAN AND ANASTASIA DOBRETSOVA, AN UNMARRIED WOMAN, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** 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 378 on the Plan of Bellshire Estates Section "A", as shown by Plat of Record in Plat Book 2331, Page 115, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 378 front 102.0 feet on the Southerly side of Bell Lane and runs back 253.0 feet on the Westerly side and 279.7 feet on the Easterly side to a dead line in the rear on which it measures 105.5 feet.

Being the same property conveyed to Sunni Brimsy, a married woman, by Quitclaim Deed from Sunni Brimsy and Linda Mullenix and Dedra Anita-Kay Roberts and Lisa Ashley-Shae Koontz, of record in Instrument No. 20220728-0086108, in the Register's Office of Davidson County, Tennessee, dated November 24, 2021 and recorded on July 28, 2022.

Being the same property conveyed to Sunni Brimsy, a married woman and Searcy Mullenix, a married man, by Warranty Deed from George Brandt, a married man and Eric Sox, a married man, of record in Instrument No. 20170306-0021747, in the Register's Office of Davidson County, Tennessee, dated March 2, 2017 and recorded on March 6, 2017. The said Searcy Mullenix died on February 11, 2021 (intestate), devising subject property to Linda Mullenix, Sunni Brimsy, Dedra Anita-Kay Roberts, and Lisa Ashley-Shae Koontz. See Affidavit of Heirship recorded in Instrument No(s). 20220728-0086106 and 20220728-0086107, in the Register's Office of Davidson County, Tennessee.

Derrick Brimsey joins in this conveyance to convey and all interest he may have in subject property.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Bellshire Estates Section "A", as recorded in Plat Book 2331, Page(s) 115.

*Covenants, Conditions and Restrictions as set forth in Declarations of Restrictions recorded in Book 2538, Page 193.

*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2745, Page 409.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1227 Bell Grimes Lane, Nashville, TN 37207**.

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 24th day of October, 2023.

Sunni Brimsy

Derrick Brimsy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2023, before me personally appeared Sunni Brimsy, 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 24th day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of October, 2023, before me personally appeared Derrick Brimsy, 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 24th day of October, 2023.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

CERTIFICATE OF AUTHENTICITY

I, Kayla Adams do hereby make oath that I am a licensed attorney and/or 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 10/24/23.

Kayla Adams
Affiant
Date: October 27, 2023

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 27 day of October, 2023

Dakotah Harvey
Notary Public

My Commission Expires: 8/24/27

DAKOTAH HARVEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires