THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Montgomery
Bankers Title & Escrow Corporation 5107 Maryland Way Brentwood, TN 37027 P23-16209-BW	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 259,900.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2023. Notary Public MY COMMISSION EXPIRES: 11/19/2025 (AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1066901 DEEDWARR
10/31/2023 03:43:30 PM 3 pgs
Fees: $18.00 Taxes: $961.63
20231031-0085220

REBECCA SHUKIS NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taylor Powers and Sarah Pippin	New Owner	
329 Lakebrink Drive		096-16-0A-015.00-CO
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Jeanalice M Brickman, married and Joel N. Brickman, unmarried**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Taylor Powers, an unmarried woman, and Sarah Pippin, an unmarried woman, as joint tenants with right of survivorship**

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:

Land in Davidson County, Tennessee, being Unit No. 15 on the Plan of Phase One, Section One, Larchwood, Planned Unit Development of record in Plat Book 6200, Page 51, 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 Vision REI LLC, a Tennessee Limited Liability Company by Warranty deed from Barbara A. Tinsley, an unmarried woman of record in Instrument No. 20220816-0092639 Register's Office for Davidson County, Tennessee, dated August 15, 2022 and recorded on August 16, 2022.

Being the same property conveyed to Jeanalice M. Brickman, married and Joel N. Brickman, unmarried, as JTROS by Warranty deed from Vision REI LLC, a Tennessee limited liability company of record in Instrument No. 20230404-0024573 Register's Office for Davidson County, Tennessee, dated April 04, 2023 and recorded on April 04, 2023.

Grantor is married, however subject property is not now, nor has ever been, a marital residence and as such is not subject to any homestead, dower, or other marital interest.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is improved property known as **329 Lakebrink Drive, Nashville, TN 37214**

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. 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 our hands this the 26th day of October, 2023.

Jeanalice M. Brickman

Joel N. Brickman

STATE OF Massachusetts
COUNTY OF Bristol

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jeanalice M Brickman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 26 day of OCTOBER 2023

My Commission expires: 2/15/2030

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

Notary Public

Michael J. O'Sullivan

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joel N. Brickman,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 27 day of October, 2023.

My Commission expires: 9/12/24

Notary Public

202310310085220

Certificate of Authenticity

I, Joshua A. Terry, 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 10/26/2023.

Affiant Signature – Joshua A. Terry

10/31/2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 10/31/2023.

Notary Public

My Commission Expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON