Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-P-23-4025

This instrument prepared by:
Momentum Title, LLC
1704 Charlotte Avenue
Suite #105
Nashville, TN 37203
File Number: 5-2076-MC

Karen Johnson Davidson County
Batch# 1069259 DEEDWARR
11/07/2023 10:24:54 AM 2 pgs
Fees: $13.00 Taxes: $1,665.00

20231107-0087006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this the 3 day of November, 2023.

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

Notary Public
My Commission Expires:

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Beverly D. Stark and Helen D. Miles 4025 Stonybrook Drive Nashville, TN 37221	Same as new owner	141 06 0C 050.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Matthew Lee Brown and Ashley Dawn Beckman Brown, f/k/a Ashley Dawn Beckman, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Beverly D. Stark, and Helen D. Miles,** ★ FIGURES hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

★ TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Land in Davidson County, Tennessee, being Lot(s) 6, as shown on the map entitled the Plan of Riverbridge Community, Phase 1B, of record in Instrument No. 20030709-0094605, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Matthew Lee Brown, unmarried and Ashley Dawn Beckman, unmarried, Joint tenants with right of survivorship, by Warranty Deed from Jaran Sorenson and Stephanie Sorenson, Husband and wife, of record in Instrument No. 20180808-0077991, in the Register's Office of Davidson County, Tennessee, dated August 03, 2018 and recorded on August 08, 2018.

Ashley Dawn Beckman Brown and Ashley Dawn Beckman are one and the same person.

This is ☒ improved or ☐ unimproved property located at: **4025 Stonybrook Drive, Nashville, TN 37221.**

This conveyance is made subject to 1) Property taxes for the year **2024**, and thereafter, a lien not yet due and payable. The 2023 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of November, 2023.

GRANTOR:

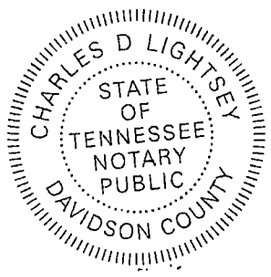
Matthew Lee Brown

Ashley Dawn Beckman Brown f/k/a Ashley Dawn Beckman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Matthew Lee Brown and Ashley Dawn Beckman Brown,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 2nd day of November, 2023.



Notary Public
My Commission expires: 3/3/26