WARRANTY DEED

Karen Johnson Davidson County
Batch# 1073216 DEEDWARR
11/17/2023 01:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,646.50
20231117-0089854

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF NOVEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alex Karpinski and McKenzie Karpinski	Legacy Home Loans, LLC dba Steadfast Mortgage	051-11-0A-007.00
(NAME)	(NAME)	
312 Wellington Court	1036 Stearman Dr., Ste 6	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	White House, TN 37188	
(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 considerations, the receipt of which is hereby acknowledged, I/we Melbourne G Brown, a widower, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Alex Karpinski and Mckenzie Karpinski, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 Lot No. 312, on the Plan of Wellington Square, a Planned Residential Development, of record in Book 6250, Page 675, amended in Book 7013, Page 106 Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Elsie B. Perry and Paul E. Perry by Warranty Deed from Thomas E. Fortner and wife, Virginia C. Fortner, dated 08/07/1995, of record in Book 9759, Page 179, Register's Office for Davidson County, Tennessee.

The said Else B. Perry died testate on 08/24/2007, devising subject property to Donna Perry and Paul E. Perry, as evidenced in File No. 10P707, Probate Court Clerk's Office for Davidson County, Tennessee.

Being the same property conveyed to Melbourne G. Brown and spouse, Geraldine Brown by Warranty Deed from Donna Perry, (Now Known as Donna Reeves) and Paul E. Perry, as Devisees under Will of Elsie B. Perry, and Paul E. Perry, Executor of the estate of Else B. Perry, dated 05/05/2010, of record in Instrument No. 20100511-0036027, Register's Office for Davidson County, Tennessee.

The said Geraldine Brown died on 07/11/2022, leaving the said Melbourne G. Brown the sole surviving tenant by the entirety.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) current year property taxes, and (6) other matters of public record.

unimproved ☐

This is improved ☒ 312 Wellington Court, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 16th day of November, 2023.

Melbourne G. Brown

Melbourne G. Brown

State of Tennessee
County of Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melbourne G Brown, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of November, 2023.

Notary Public:
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd, Ste 110
Hendersonville, TN 37075

True Copy Certification

I, **Tonya Cherry,** 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 this the 16 day of November, 2023.

Affiant Signature
Date 11/16/23

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 16 day of November, 2023.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027