Karen Johnson Davidson County
Batch# 1074400 DEEDWARR
11/22/2023 08:34:30 AM 3 pgs
Fees: $18.00 Taxes: $9,990.00
20231122-0090830

WARRANTY DEED

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,700,000.00

Jenner Peden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th day of November, 2023

Caitlin McKeighen
Notary Public

MY COMMISSION EXPIRES: 7-7-25

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Henry Varnell IV Ellen Jean Varnell	New Owners	131-08-0 021.00
(NAME)	(NAME)	
1103 Brookmeade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars **($10.00), cash in hand paid by** the hereinafter named GRANTEES, and other good and valuable considerations, **the receipt of which is hereby** acknowledged, **Tudor Building Group,** hereinafter called the GRANTORS, **have bargained and sold,** and by these presents do transfer and convey unto **Henry Varnell IV and Ellen Jean Varnell, husband and wife**, 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:

Being the northerly 10 feet of Lot No. 24 and all of Lot No. 25 on the Map of Duncanwood, as of record in Book 1424, Page 139, described as follows: Beginning at a point on the westerly margin of Brookmeade Drive at the corner of Lots No. 25 and 26; thence with the line between said two lots, westwardly 200 feet to a point in the line between Lots No. 25, 26 and 31; thence with the line between Lots No. 25 and 31, southwardly 49.7 feet; thence eastwardly 54.5 feet to a post; thence southwardly 85.9 feet to a point; thence eastwardly 150.5 feet to the westerly margin of Brookmeade Drive; thence with said Drive, northwardly 135 feet to the point of beginning.

Being the same property conveyed to Tudor Building Group by deed of record in Instrument No. 20210701-0089571, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1103 Brookmeade Drive, Nashville, TN 37204
(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 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 my/our hands this 17th day of November, 2023.

Tudor Building Group

By: _____
Lori Holloway, Authorized Agent

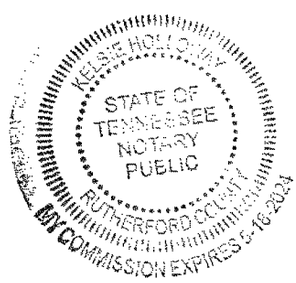
State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Tudor Building Group, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 17th day of November, 2023.

_____
Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024

File No.: 22837



Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **November 17, 2023** (date of document).

Affiant Signature

November 21, 2023

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 21st day of November, 2023.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25