Karen Johnson Davidson County
Batch# 1074950 DEEDWARR
11/22/2023 03:23:30 PM 3 pgs
Fees: $18.00 Taxes: $814.00
20231122-0091190

WARRANTY DEED

LIZ DAVIS NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF NOVEMBER, 2023.

Liz Davis
Notary Public

MY COMMISSION EXPIRES: 3-8-25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles C. Wooden Lauren Wooden	NEW OWNER	053-12-0-027.00
(NAME) 114 Hamblen Avenue	(NAME)	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS)	
(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 **William J. Brown and Rhonda Brown, heirs at law of The Estate of Joshua Cain Brown,** hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Charles C. Wooden and Lauren Wooden, 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 all of Lot No. 31, Block "C" on the Plan of Subdivision Map No. 3 of Life & Casualty Insurance Company Property at Old Hickory, Tennessee, of record in Plat Book 974, Page 11, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Joshua Cain Brown, unmarried man by Warranty Deed from Wooden Capital, LLC, a Limited Liability Company, dated 06/12/2018, of record in Instrument No. 20180614-0057243, Register's Office for Davidson County, Tennessee.

The said Joshua Cain Brown died intestate on 08/26/2023, leaving the said William J. Brown and Rhonda Brown, as his sole heirs at law as evidenced in File No. 23P1858, Probate Court Clerk's Office for Davidson County, Tennessee.

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 ☒ 114 Hamblen Avenue, Old Hickory, TN 37138
(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 15th day of November, 2023.

THE ESTATE OF JOSHUA CAIN BROWN

William J Brown HEIR AT LAW
William J. Brown, heir at law

Rhonda Brown Heir at Law
Rhonda Brown, heir at law

State of Alabama
County of Jefferson

Personally appeared before me, the undersigned Notary Public, in and for said County and State, personally appeared **William J. Brown and Rhonda Brown, heirs at law of The Estate of Joshua Cain Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the **heirs at law of The Estate of Joshua Cain Brown**, the within named bargainor, and that he/she as such executor being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and Official seal this 15th day of November, 2023.

John Caldwell
Notary Public

My Commission Expires: John Caldwell My Commission Expires 12/26/2023

JOHN CALDWELL My Commission Expires DEC 26 2023 NOTARY PUBLIC ALABAMA STATE AT LARGE

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

$2.50 E-RECORDING PAGE FEE

CERTIFICATE OF AUTHENTICITY

I, Kim Rogers 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 11-13-23.

Kim Rogers
Affiant
Date: 11-13-23

STATE OF TENNESSEE
COUNTY OF Wilson

Sworn to and subscribed before me this 13 day of November, 2023

Liz Davis
Notary Public

My Commission Expires: 3-8-25

LIZ DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY