This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 6-2382-KS

SHIVEDAH DAHJHEEN MOORE
Notary Public
Commonwealth of Virginia
Registration No. 7875069
My Commission Expires Feb 29, 2024

STATE OF ~~TENNESSEE~~ VA
COUNTY OF James City

The actual consideration or value, whichever is greater, for this transfer is $538,000.00.

Andrew D Dustan Tiffany Dustan
Affiant

Subscribed and sworn to before me, this the 21st day of November, 2023.

Shivedah Dahjheen Moore
Notary Public
My Commission Expires: 02.29.2024

Karen Johnson Davidson County
Batch# 1075383 DEEDWARR
11/27/2023 11:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,990.60
20231127-0091416

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jufe Adam Brown-Tsai and Jennifer Becker 779 Myhr Drive Nashville, TN 37221	New Owner	156 02 0 081.00

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 Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Andrew D. Dustan and Tiffany A. Dustan, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Jufe Adam Brown-Tsai and Jennifer Becker, tenants in common 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 Lot No. 313 on the Plan of Harpeth Valley Park, Section 3 and Resubdivision of Lot 246 Harpeth Valley Park, Section 2, as of record in Book 4175, Page 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 313 fronts 110 feet on the Easterly side of Myhr Drive and extends back 161.4 feet on the Southerly line and 172.9 feet on the Northerly line to a dead line in the rear, which is a broken line, measuring 56.8 feet thereon.

Being the same property conveyed to Andrew D. Dustan and Tiffany A. Dustan, husband and wife, by Warranty Deed from Todd Stinson and wife, Karisa Stinson, of record in Instrument No. 20140611-0050861, in the Register's Office of Davidson County, Tennessee, dated June 10, 2014 and recorded on June 11, 2014.

This is improved property located at: **779 Myhr 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 21st day of November, 2023.

GRANTOR:

Andrew D. Dustan

Tiffany A. Dustan

STATE OF VIRGINIA
COUNTY OF James City

Before me, the undersigned, a Notary Pubiic of the State and County aforesaid, personally appeared Andrew D. Dustan and Tiffany A. Dustan, the within named bargainors, 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 21st day of November, 2023.

SHIVEDAH DAHJHEEN MOORE
Notary Public
Commonwealth of Virginia
Registration No. 7875069
My Commission Expires Feb 29, 2024

Notary Public
My Commission expires: 02·29·2024

Please Return to:
Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

202311270091416

Certificate of Authenticity

I, Shelby Smith, 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 **11/21/23**.

Shelby Smith

Affiant Signature

11/27/23

Date

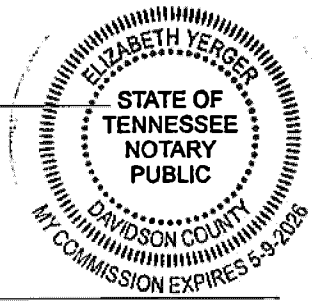
State of Tennessee

County of Williamson

Sworn to and subscribed before me this

27 day of **November**, 20**23**.

Notary's Signature



My Commission Expires: _____

Notary's Seal (if on paper)