This instrument prepared by:
ANDREW HOOVER & ATTORNEYS, P.C.
134 North Second Street
Pulaski, TN 38478
File #2023404

Karen Johnson
Batch # 1079455
12/07/2023 09:12:43 AM
Fees: $18.00 Taxes: $481.00
Davidson County
DEEDWARR
3 pgs
20231207-0094504

DARRELL BREWER, ET UX

TO . . . . . GENERAL WARRANTY DEED

M. JONATHON LOFFL, ET UX

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt of which is hereby acknowledged, we, Darrell Brewer and JoAnne Brewer, husband and wife, have bargained and sold, and by these presents do transfer and convey unto M. Jonathon Loffi and wife, Bekah Loffi, their heirs and assigns, the following described property:

> LAND in Davidson County, Tennessee, being Unit No. A-16, on the plan of Southern Hills Condominiums, according to Master Deed of record in Deed Book 6594, Page 502, in the Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of Master Deed. Reference is hereby made to the plat of Southern Hills Condominiums set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said unit.

This being the same property conveyed to Darrell Brewer and JoAnne Brewer, husband and wife, who acquired title by Warranty Deed dated September 8, 2020 from Carles Woods and Patricia Woods, husband and wife, of record at Instrument No. 20200910--0103060, Register's Office of Davidson County, Tennessee, to which reference is here made.

Subject to the Master Deed of record in Book 6594, Page 502 and Book 7044, Page 209, Register's Office of Davidson County, Tennessee.

Subject to an easement as set forth in an instrument recorded in Book 4435, Page 29, Register's Office of Davidson County, Tennessee.

Subject to an easement as set forth in an instrument recorded in Book 6695, Page 22, Register's Office of Davidson County, Tennessee.

Subject to the Charter of Southern Hills Condominium Association as set forth in Book 6576, Page 69, Register's Office of Davidson County, Tennessee.

Map and Parcel: 147-03-OB-128.00
Property Address: 370 Wallace Road, Unit A16, Nashville, TN 37211

NO BOUNDARY SURVEY WAS PERFORMED AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD. THERE HAS BEEN NO TAX ADVICE GIVEN ON THIS TRANSFER.

TO HAVE AND TO HOLD the above-described real estate unto the said M. Jonathon Loffi and wife, Bekah Loffi, their heirs and assigns, as tenants by the entirety.

THE GRANTORS COVENANT with said Grantees, their heirs and assigns, that the Grantors are lawfully seized and possessed of the above-described real estate, that the same is unencumbered, with the exceptions set forth above if any, and that the Grantors have good and lawful right to sell and convey the same, and the Grantors bind themselves, their heirs and assigns, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with the delivery of this deed.

Executed this 5th day of December, 2023.

Darrell Brewer

Darrell Brewer

JoAnne Brewer

JoAnne Brewer

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, DARRELL BREWER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained, as his free act and deed.
Witness my hand and official seal at Pulaski, Tennessee, this the 5th day of December, 2023.

Lynn E. Barrow

Notary Public

LYNN E. BARROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GILES
MY COMM. EXPIRES 12/01/2026

My Commission Expires: 12/01/26

STATE OF TENNESSEE
COUNTY OF GILES

Personally appeared before me, JOANNE BREWER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person executed the within instrument for the purposes therein contained, as her free act and deed. Witness my hand and official seal at Pulaski, Tennessee, this the 5th day of December, 2023.

Lynn E. Barrow
Notary Public

My Commission Expires: 12/01/26

STATE OF TENNESSEE
COUNTY OF GILES

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 130,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Brooke Moore
Affiant

Subscribed and sworn to before me this the 5th day of December, 2023.

Lynn E. Barrow
Notary Public

My Commission Expires: 12/01/26

LYNN E. BARROW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GILES
MY COMM. EXPIRES 12/01/2026

NAME AND ADDRESS OF NEW OWNER:

Jonathon Loffi
811 Willowdale Ct.
Nashville, TN 37220

PERSON RESPONSIBLE FOR TAXES:

NEW OWNER