Karen Johnson Davidson County
Batch# 1079912 DEEDWARR
12/08/2023 08:09:30 AM 4 pgs
Fees: $23.00 Taxes: $3,589.00
20231208-0094747

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS NINE HUNDRED SEVENTY THOUSAND AND 00/100 (970,000.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7TH DAY OF DECEMBER, 2023.

MADELYN N REYNOLDS STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 11/06/2024 DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Lisa H. Galassini and Davis Galassani (NAME)	**NEW OWNER** (NAME)	**158 03 0 038.00**
1917 Kingsbury Drive Nashville, TN 37215 (ADDRESS)	**5675 Mustang Valley Trail Wimberley, TX 78676** (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 7th day of December, 2023, the undersigned, **MORRIS JACOBUS BROWN, III AND KATHY R. BROWN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **LISA H. GALASSINI AND DAVIS GALASSANI, WIFE AND HUSBAND,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **1917 KINGSBURY DRIVE, NASHVILLE, TN 37215** and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 477 on the plan of Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park, of record in Plat Book 8250, Page 633, Register's Office for said County.

Being the same property conveyed to Kathy R. Brown, married, by Double Quitclaim Deed from Morris J. Brown, III and Kathy R. Brown to W. William Davis, Trustee, and from W. William Davis, Trustee, of record in Instrument No. 20020724-0088947, in the Register's Office of Davidson County, Tennessee, dated July 18, 2002 and recorded on July 24, 2002.

Being part of the same property conveyed to Morris J. Brown, III and spouse, Kathy R. Brown, by Warranty Deed from David C. George and wife, Peggy R. George, of record in Book 10245, Page 798, in the Register's Office of Davidson County, Tennessee, dated October 30, 1996 and recorded on November 1, 1996.

Being part of the same property conveyed to Morris J. Brown, III and spouse, Kathy R. Brown, by Warranty Deed from Jerry Wilson Armfield and spouse, Mary Jane P. Armfield, of record in Book 8633, Page 644, in the Register's Office of Davidson County, Tennessee, dated May 20, 1992 and recorded on May 26, 1992, and as re-recorded in Book 8653, Page 940, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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 heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 7th day of December, 2023.

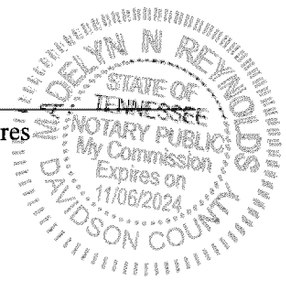
GRANTOR: Morris Jacobus Brown III

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Morris Jacobus Brown III**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of December, 2023.

Notary Public My Commission Expires



GRANTOR: Kathy R. Brown

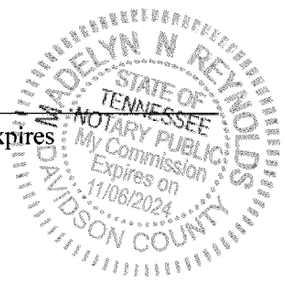
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **Kathy R. Brown**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 7th day of December, 2023.

Notary Public

My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 December 7, 2023.

Affiant Signature

12/7/2023

Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 7 day of December, 20 23.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY