Karen Johnson Davidson County
Batch# 1081423 DEEDWARR
12/13/2023 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $3,145.00
20231213-0095956

**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwood
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-4462

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $850,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30 day of November, 2023

Notary Public

Commission Expires: _____

D. HARDWICK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-09-2027

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Brian E. Brostek and Brian K. Gilpatrick<br>4910 Michigan Avenue<br>Nashville, TN 37209 | New owners | 091-07-0-510.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**Andrew M. Maxwell, a married man**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Brian K. Gilpatrick, an unmarried person, and Brian E. Brostek, an unmarried person, as 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. 821, Block 137 on the Plan of No. 1 Plan of West Nashville of record in Plat Book 57, Page (s) 74 and 75, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Andrew Maxwell by Warranty Deed from Elliott Development, LLC, a Tennessee limited liability company of record in Instrument No. 20210901-0117778 Register's Office for Davidson County, Tennessee, dated August 31, 2021 and recorded on September 01, 2021. Andrew Maxwell is now a married man. Carolyn G. Maxwell hereby joins in the execution of this deed to convey any and all marital rights she may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4910 Michigan Avenue, Nashville, TN 37209.

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 so 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.

Dated this the 29 day of November, 2023.

Andrew M. Maxwell

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~WILLIAMSON~~ Fulton

On this 29 day of November, 2023, before me personally appeared Andrew M Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29 day of November, 2023.

Notary Signature
My commission expires:

AYESHA MITCHELL
Notary Public, Georgia
Fulton County
My Commission Expires
August 28, 2027

Dated this the 30th day of November, 2023.

Carolyn G. Maxwell

Carolyn G. Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 30th day of November, 2023, before me personally appeared Carolyn G. Maxwell, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2023.

Madison

Notary Signature
My commission expires:

MADISON GONZALEZ
TENNESSEE NOTARY PUBLIC
My Comm Exp. 3/15/2025
COUNTY OF WILLIAMSON

Certificate of Authenticity

I, Tameika Jones, 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 30, 2023.

Tameika Jones

Affiant Signature

December 12, 2023

Date

State of Tennessee
County of Williamson
Sworn to and subscribed before me this
12th day of December, 2023.

Notary's Signature

My Commission Expires: _____
Notary's Seal (if on paper)

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

*Please Return to:*

**Magnolia Title & Escrow**
**1104 Fatherland Street**
**Nashville, TN 37206**

**WARRANTY DEED**

202312130095956