Karen Johnson Davidson County
Batch# 1081527 DEEDWARR
12/13/2023 12:35:30 PM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20231213-0096156

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,050,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

KARA L. WALL
TENNESSEE NOTARY PUBLIC
My Comm Exp. 05/09/2026
COUNTY OF DAVIDSON

W-SS-23-4919

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
The Ibosh Family Trust, dated March 1, 1986	**NEW OWNER**	
(NAME) **P.O. Box 682**	(NAME)	**146 06 0 068.00**
(ADDRESS) **Rancho Santa Fe, CA 92067**	(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 consideration, the receipt of which is hereby acknowledged, **ADAM BROWN, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THE IBOSH FAMILY TRUST, DATED MARCH 1, 1986,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 47 on the Plan of Treemont, as of record in Plat Book 6250, Page 895-897, in the Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Adam Brown, by Executor's Quitclaim Deed from Adam Brown, in his capacity as Executor of Decedent's Estate, of record in Instrument No. 20221102-0118286, in the Register's Office of Davidson County, Tennessee, dated October 27, 2022, and recorded on November 02, 2022. The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

This conveyance is subject to:
- Taxes for the year 2023 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Treemont, as recorded in Plat Book 6250, Page(s) 895-897.
- Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 6833, Page 594; Book 6833, Page 601; Book 8259, Page 498; Instrument No. 20051202-0145241; Instrument No. 20061207-0151539 and Instrument No. 20100212-0011250.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4919 Tyne Valley Blvd, Nashville, Tennessee 37220**.

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), their heirs and 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), 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.

Witness my/our hand(s) this the 12th DAY OF DECEMBER, 2023.

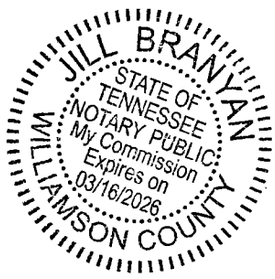
Adam Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ADAM BROWN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of December, 2023.

Notary Public
My Commission Expires: 03/16/26
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

I, Kara Wall, 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 12/12/23 (date of document).

Affiant Signature

Date 12/13/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of December, 2023.

Notary's Signature

MY COMMISSION EXPIRES: _____

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025