Warranty Deed

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $375,000.00. Affiant Subscribed and sworn to before me, this the 29th day of December, 2023. Notary Public My commission exp

Karen Johnson Davidson County
Batch # 1087820 DEEDWARR
01/03/2024 09:17:23 AM 2 pgs
Fees: $13.00 Taxes: $1,387.50
20240103-0000492

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Ma
David Brent Morris	New Owner	160-00-0-228.00
4000 Hillsboro #602		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LAURA BRITTLE BREWER, PERSONAL REPRESENTATIVE AND HEIR AT LAW OF THE ESTATE OF NANCY P. BRITTLE AND JOHN G. BRITTLE, JR, HEIR AT LAW OF THE ESTATE OF NANCY P. BRITTLE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID BRENT MORRIS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 4 on the Plan of Minor Revision Plat for Lots 3, 4, Kelly Glen Subdivision of record in Plat Book 11190, Page 133, 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 John G. Brittle and wife, Nancy P. Brittle by Warranty deed from Evelyn Guthrie Brock of record in Book 4608, page 566, Register's Office for Davidson County, Tennessee, dated June 5, 1972 and recorded on June 8, 1972.

Being the same property conveyed to Nancy P. Brittle by Quitclaim deed from John G. Brittle, Sr. and wife, Nancy P. Brittle of record in Instrument No. 20091231-0118931 Register's Office for Davidson County, Tennessee, dated December 31, 2009 and recorded on December 31, 2009.

Nancy Louise Brittle died intestate on August 5, 2022, her estate being administered through Davidson County Probate Court, Docket No. 22P-1665. Laura Brittle Brewer and John G. Brittle Jr. are her only heirs-at-law, and Laura Brittle Brewer was appointed as the Personal Representative of the Estate of Nancy Louise Brittle. See also an Affidavit of Heirship recorded in Instrument No. 20231228-0099685 in the Register's Office for Davidson County, Tennessee.

Nancy P. Brittle and Nancy Louise Brittle are one and the same person.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 5486 Franklin Pike Circle, Brentwood, TN 37027, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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.

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

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 29th day of December, 2023.

The Estate of Nancy P. Brittle

By: _____
Laura Brittle Brewer, Personal Representative

By: _____
Laura Brittle Brewer, Heir at Law

By: _____
John G. Brittle, Jr, Heir at Law

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Laura Brittle Brewer and John G. Brittle, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged Laura Brittle Brewer to be the Personal Representative and Heir at Law of The Estate of Nancy P. Brittle and John G. Brittle, Jr. to be the Heir at Law of The Estate of Nancy P. Brittle, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said estate for the purposes therein contained.

Witness my hand and seal this 29th day of December, 2023.

_____
Notary Public

JOHN QUINTON HORNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

My Commission Expires: 9/8/25