WARRANTY DEED

Karen Johnson
Batch # 1090155
01/10/2024 11:17:38 AM
Fees: $13.00 Taxes: $1,110.00

Davidson County
DEEDWARR
2 pgs

20240110-0002111

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

BS-BH-23-337

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF JANUARY, 2024.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

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)
Brotherly Housing Solutions, LLC	**New Owner**	
(NAME)	(NAME)	**14707012100**
6021 Blackberry Ridge Ln		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(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, **SHAVAUGHN NICOLE STEWART CLEMONS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROTHERLY HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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:

A tract of land in the 5th, formerly the 7th Civil District of said County, being Lot No 5 in the subdivision of the 4.52 acres owned by Chester Maxwell, described according to a survey made by Z.J. Wilkinson, Surveyor, March 12, 1948, as follows:

BEGINNING on the northerly margin of an 18-foot roadway at the common corner of Lots Nos. 4 and 5, said point being 300 feet east of the southeast corner of property conveyed to Roy young and wife, Laura Young by deed from Chester Maxwell and wife, of record in Book 1580, Page 307, Register's Office for said County; thence with the line between Lots Nos. 4 and 5 northwardly 115.3 feet to the northwest corner of Lot No. 5; thence with the northerly line of said lot eastwardly 100 feet to the corner of Lot Nos. 5 and 6; thence with the line between said lots southwardly 115.3 feet to the northerly margin of an 18-foot roadway; thence with the northerly margin of said roadway westwardly 100 feet to the point of the beginning.

Being the same property conveyed to Robert Pratt by Installment deed from Chester Maxwell and wife, Flora Maxwell of record in Book 1629, page 226, Register's Office for Davidson County, Tennessee, dated June 15, 1948 and recorded on August 18, 1950.

Being the same property conveyed to Louella Ruth Pratt by Quitclaim deed from Robert Pratt of record in Book 4561, page 809, Register's Office for Davidson County, Tennessee, dated December 1, 1971 and recorded on December 16, 1971.

Being the same property conveyed to Richard Manson, Trustee and further conveyed to Louella Ruth Pratt and John A. Pratt, as joint tenants of survivorship by Quitclaim deed from Louella Ruth Pratt and John A. Pratt of record in Book 10953, page 911, Register's Office for Davidson County, Tennessee, dated May 26, 1998 and recorded on June 1, 1998.

Being the same property conveyed to John A. Pratt by Quitclaim deed from Louella Ruth Pratt aka Louella Maxwell Pratt, unmarried of record in Instrument No. 20070209-0017280 Register's Office for Davidson County, Tennessee, dated January 19, 2007 and recorded on February 7, 2007.

Being the same property conveyed to Louella Ruth Pratt aka Louella Maxwell Pratt by Quitclaim deed from John A. Pratt of record in Instrument No. 20080207-0012876 Register's Office for Davidson County, Tennessee, dated January 22, 2008 and recorded on February 7, 2008.

Louella Ruth Pratt having since died January 16, 2013, leaving son John A. Pratt per Affidavit of Heirship of record at Instrument No. 20130906-0094433.

Being the same property conveyed to Shavaughn Nicole Stewart Clemons by Quitclaim deed from John Andrew Pratt of record in Instrument No. 20201208-0142212 Register's Office for Davidson County, Tennessee, dated November 24, 2020 and recorded on December 8, 2020. (Value of consideration shown in aforementioned deed $10.00.) Being also known as 337 Flora Maxwell Rd Nashville, Tennessee 372114814.

This conveyance is subject to:
- Taxes for the year 2024
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **337 Flora Maxwell Rd, Nashville, Tennessee 37211-4814**.

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 5th DAY OF JANUARY, 2024.

Shavaughn Nicole Stewart Clemons

Shavaughn Nicole Stewart Clemons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHAVAUGHN NICOLE STEWART CLEMONS, 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 5th of January, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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