Karen Johnson Davidson County
Batch# 1093999 DEEDWARR
01/25/2024 11:13:30 AM 3 pgs
Fees: $18.00 Taxes: $2,035.00
20240125-0005087

KATHERINE B SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$550,000.00**

Subscribed and sworn to before me this 24th day of January, 2024.

Notary Public **Affiant**

My Commission Expires: My Commission Expires January 28, 2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Brianna Simmers **102 South 15th Street** **Nashville, TN 37206**	Same as New Owner	**083-09-0-427.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Cynthia Hughes Donegan, an unmarried woman**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Brianna Simmers, an unmarried woman**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

One tract of land in Davidson County, Tennessee as follows:

BEING the southerly 87 feet of Lots Nos. 9 and 10 of Block "A" on the plan of the Lindsley Home Place, as of record in Plan Book 161, page 120, Register's Office for said County and Plan Book 2, Page 92, Chancery Court of Nashville, described as follows:

BEGINNING at the northwest corner of South 15th Street and the first public alley south of Woodland Street, being the southeast corner of said Lot No. 10; thence with the westerly margin of said South 15th Street northwardly 87 feet; thence westwardly parallel with said alley 100 feet to the line between Lots Nos. 8 and 9; thence with said line southwardly 87 feet to the northerly margin of said alley; thence with the northerly margin of said alley, eastwardly 100 feet to the beginning.

Being the same property conveyed to GLENNA R. GREEN, by deed from GILBERT GREEN AND WIFE, GLENNA R. GREEN, of record in Book 3311, page 361, dated November 21, 1961, said Register's Office. GLENNA JOHNSON further conveyed to WILLIAM LEE JOHNSON, of record in quitclaim deed in Book 5963, page 175, dated November 11, 1982, said Register's Office. WILLIAM LEE JOHNSON further conveyed to GLENNA JOHNSON, by quitclaim deed in Book 5970, page 872, dated November 29, 1982, said Register's Office. GLENNA JOHNSON further conveyed to WILLIAM LEE JOHNSON, by quitclaim deed in

Instrument No. 20120621-0054389, dated January 7, 2004, said Register's Office. The said William Lee Johnson died testate on or about May 5, 2023. Cynthia Hughes Donegan was appointed Executrix of William Lee Johnson Estate pursuant to Will of record in Clerk & Master of Houston County, Tennessee, Docket No. 2023-PR-414. Cynthia Hughes Donegan, Executrix further conveyed to Cynthia Hughes Donegan, by Executrix Quitclaim Deed of record in Instrument No. 20231101-0085321, dated October 24, 2023, said Register's Office.

This is improved property known as: 102 South 15th Street, Nashville, TN 37206

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 24th of January, 2024.

Cynthia Hughes Donegan

Cynthia Hughes Donegan

STATE OF FLORIDA
COUNTY OF Pinellas

Personally appeared before me, Cynthia Donegan, a Notary Public in and for said County and State, **Cynthia Hughes Donegan,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 24th day of January, 2024.

My Commission Expires: 10/06/27

NOTARY PUBLIC

ANNALISA COOK
Notary Public-State of Florida
Commission # HH 443236
My Commission Expires
October 06, 2027

Certificate of Authenticity

I, Kathy Smith, do hereby make oath that I am 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 1-24-24.

Kathy Smith
Affiant Signature

1-24-24
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this Jan 24, 2024

Notary's Signature

My Commission Expires: 11-6-2024

Notary's Seal

