Karen Johnson Davidson County
Batch# 1112866 DEEDWARR
03/19/2024 03:38:30 PM 3 pgs
Fees: $18.00 Taxes: $2,682.50
20240319-0019039

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-TC-1621-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $725,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles Stanley Golden and Jessica Chace Pearson	**Studio Bank**	
(NAME)	(NAME)	**094 02 0 005.00**
1621 Long Avenue	**124 12th Avenue South, Ste 400**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	
(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, **DEE BRIGGS AND JENNIFER BREZINA, A MARRIED COUPLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES STANLEY GOLDEN, AN UNMARRIED MAN, AND JESSICA CHACE PEARSON, AN UNMARRIED WOMAN, AS TENANTS IN COMMON** 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 180, Plan of Edgefield Land Company's First Subdivision, as shown on Plat of record in Plat Book 57, Page 130, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Dee Brigg, an unmarried man and Jennifer Brezina, an unmarried woman, as joint tenants with the right of survivorship, by Warranty Deed from Christina Marie Berry, married, of record in Instrument No. 20150527-0048539, in the Register's Office of Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015. Dee Brigg and Dee Briggs are one and the same.

This conveyance is subject to:
* 2024 Taxes, a lien not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Edgefield Land Co's First Subdivision, as recorded in Plat Book 57, Page(s) 130.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1621 Long Avenue, Nashville, TN 37206**.

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 ~~18th~~ 15th day of March, 2024.

Dee Briggs

Jennifer Brezina

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

On this ~~18th~~ 15th day of March, 2024, before me personally appeared Dee Briggs, 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 ~~18th~~ 15th day of March, 2024.

MARIA BRENTON
Notary Public - California
Los Angeles County
Commission # 2374865
My Comm. Expires Oct 10, 2025

Notary Signature
My commission expires: 10-10-25

STATE OF ~~TENNESSEE~~ California
COUNTY OF ~~DAVIDSON~~ Los Angeles

On this ~~18th~~ 15th day of March, 2024, before me personally appeared Jennifer Brezina, 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 ~~18th~~ 15th day of March, 2024.

MARIA BRENTON
Notary Public - California
Los Angeles County
Commission # 2374865
My Comm. Expires Oct 10, 2025

Notary Signature
My commission expires: 10-10-25

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Tonya Cherry,** 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 this the 15th day of March, 2024.

Affiant Signature
Date 3/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2024.

Notary's Signature
MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027