Karen Johnson Davidson County
Batch# 1117294 DEEDWARR
04/02/2024 12:14:30 PM 4 pgs
Fees: $23.00 Taxes: $2,503.05
20240402-0022928

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38114-03-2024**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $676,500.00. Affiant Subscribed and sworn to before me this 29th day of March, 2024. Notary Public My Commission Expires: 7/7/27

WARRANTY DEED

Address New Owner: William John Axtell, Elizabeth Jane Axtell 1817 6th Avenue North Nashville, TN 37208	**Send Tax Bills To:** new owner	**Tax Information:** Map and Parcel No.: 08108022700

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Chase Ryan Brown, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **William John Axtell and Elizabeth Jane Axtell, husband and wife** ("Grantee"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1817 6th Avenue North, Nashville, TN 37208.

Larissa Beternitz. Brown, spouse of Grantor, joins in the execution of this instrument to convey any marital interest that she holds in the subject property.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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

IN WITNESS WHEREOF, Grantors have executed this instrument on the 29th day of March, 2024.

Chase Ryan Brown

Chase Ryan Brown

Larissa Beternitz Brown

Larissa Beternitz. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chase Ryan Brown and Larissa Beternitz. Brown, 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, at office, this 29th day of March, 2024.

Notary Public

My Commission Expires:

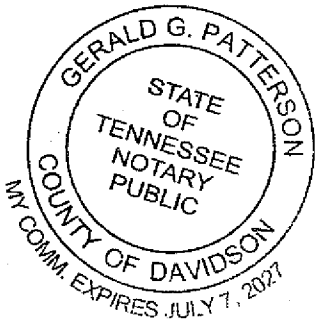


EXHIBIT "A"

Land in Davidson County, Tennessee, being part of Lots Nos. 446 and 444 on the North Nashville Real Estate Company's Plan of Lots, as of record in Book 21, page 105, Register's Office for Davidson County.

Said parts of said Lots Nos. 446 and 444 begin on the westerly margin of Sixth Avenue North, formerly High Street, 25 feet north of the northwest corner of said Sixth Avenue and an alley; thence with the westerly margin of said avenue northwardly 37 1/2 feet; thence westwardly in a straight line 127 1/2 feet, more or less, to a point on the easterly margin of an alley; thence with the easterly margin of said alley, southerly 26 feet, more or less, to a point 25 feet north of the first mentioned alley; thence easterly and parallel with said alley 137 feet, more or less, to the beginning.

Being the same property conveyed to Chase Ryan Brown by deed dated October 24, 2013 from Robert Loveless and wife, Sandra B. Cea-Loveless, of record in Instrument No. 20131101-0113464, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2024 City/County Taxes which have been prorated by the parties and assumed by the Grantee.
2. All matters appearing on the Plan of record as Book 21, page 105, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 3/29/24 (date of document).

Affiant Signature

3/29/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of March, 2024.

Claire H. Jenkins
Notary's Signature

MY COMMISSION EXPIRES: 7/7/2027

NOTARY'S SEAL

