Karen Johnson
Batch # 1122551
04/12/2024 02:57:27 PM
Fees: $13.00 Taxes: $2,275.50
Davidson County
DEEDWARR
2 pgs
20240412-0026275

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $615,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th day of April, 2024.

NOTARY PUBLIC

My commission expires:

STEPHANIE WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: VP-24-4351

THIS INSTRUMENT PREPARED BY ~~& RETURN TO:~~
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Tyler Brasher and Kelsey Brasher	Same as New Owner	85-4-A-402CO
(NAME)	(NAME)	
4351 Stone Hall Blvd		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Darrell W. Marmon and Theresa S. Johnson, husband and wife,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Tyler L. Brasher and Kelsey R. Brasher, husband and wife,** hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 402, on the plan of REVISION TO THE FINAL PLAT THE RESERVE AT STONE HALL (FORMERLY EVERSONG AT RAVENWOOD) PHASE 2, SECTION 1 PLANNED UNIT DEVELOPMENT, as shown on plat of record in Instrument 20181217-0122497, Register's Office for Davidson County, reference to which is hereby made for a more complete description.

Being the same property conveyed to Darrell W. Marmon and Theresa S. Johnson, husband and wife, by deed from Meritage Homes of Tennessee, Inc., an Arizona corporation, of record in Instrument No. 20200629-0069801, dated June 26, 2020, said Register's Office.

This property is __unimproved _X_improved property known as: 4351 Stone Hall Blvd, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 10th day of April, 2024.

Darrell W. Marmon

Theresa S. Johnson

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Darrell W. Marmon, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of April, 2024.

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

Notary Public
My Commission Expires:

STATE OF TENNESSEE
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Theresa S. Johnson, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 9th (8) day of April, 2024.

Notary Public
My Commission Expires:

Jonathan Stewart
Comm. Ex. 1/25/2027
Notary@WhitePineNotary.com

JONATHAN STEWART
STATE OF
NOTARY PUBLIC
TENNESSEE
COUNTY OF JEFFERSON