SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $582,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2024.

Notary Public

MY COMMISSION EXPIRES: 4/26/26

(AFFIX SEAL)

Karen Johnson
Batch # 1129477
05/01/2024 10:22:09 AM
Fees: $13.00 Taxes: $2,155.25

Davidson County
DEEDWARR
2 pgs

20240501-0031708

ANITA L. PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
Warranty Title LLC dba Warranty Title Ins Co, 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel G. Brick	Samuel G. Brick	
(NAME)	(NAME)	
4335 Courtland Dr.	4335 Courtland Dr.	53-00-0-0115.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.:20240612

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ameris Bank**, hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **Samuel G. Brick**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Certain real property situate in the 4th Civil District of Davidson County, Tennessee, and described as follows:

Being a part of Tract No. 22 of the unrecorded plan of the holdings of Nashville Industrial Corporation, at Old Hickory, and being further known and identified as Lot No. 5 on the unrecorded map showing the survey for the Wilson Subdivision, and described according to copy of survey thereof made by Donald A. Ramsay, Registered Engineer, dated April, 1964 as follows: Beginning at a point in the northeasterly margin of the By-Pass Highway to Donelson at the common corner of Lot Nos. 4 and 5; thence with the line between said lots, N 33°03'30"E 165.03 feet to the southwesterly right-of-way line of the Tennessee Central Railroad; thence with said right-of-way N 48°20'W 71 feet to a corner of Lot No. 6; thence with the line between Lot Nos. 5 and 6, S 33°26'30"W 180.65 feet to the margin of said By-Pass Highway; thence with the margin of the same, S 60°07'30"E 53.2 feet to a point and continuing S 64°29'30"E 17.8 feet to the point of beginning.

BEING the same property conveyed to Ameris Bank by Trustee's Deed from Walter N. Winchester, Successor Trustee, dated January 5, 2024 and filed of record in Instrument No. 20240108-0001507, Register's Office for Davidson County, Tennessee.

Together with all the estate and rights of grantor in the above-described premises.

Grantor covenants as follows:

1. That the premises are free from all encumbrances made by grantor; and
2. That grantor will warrant and defend the property conveyed against the lawful claims and demands of all persons claiming by, through, or under grantor, but against none other.
3. Grantor makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the grantor acquired title.

This is unimproved / improved X property, known as 1511 Robinson Road, Old Hickory, TN 37138

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 29th day of April, 2024.

Ameris Bank

By: James W. Davis, EVP, Managing Director
Special Assets

STATE OF FLORIDA)
COUNTY OF DUVAL)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared James W. Davis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be EVP, Managing Director Special Assets (or other officer authorized to execute the instrument) of Ameris Bank, the within named bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as EVP, Managing Director Special Assets (or other authorized officer).

Witness my hand, at office, this 29th of April, 2024.

Notary Public
My Commission Expires:

SHAUNA FRANCESCHI
Notary Public
State of Florida
Comm# HH142345
Expires 6/14/2025