WARRANTY DEED

Karen Johnson
Batch # 1131168
05/06/2024 09:14:15 AM
Fees: $13.00 Taxes: $1,054.50

Davidson County
DEEDWARR
2 pgs

20240506-0032934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF MAY, 2024.

Notary Public

MY COMMISSION EXPIRES: 1-4-27
(AFFIX SEAL)

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pillar Title and Escrow, LLC, 1114 17th Avenue South, Suite 202, Nashville, Tennessee 37212

File No.: NAS1261-24

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
1:16 LLC	1:16 LLC	162-02-0-127.00
(NAME) 375 Davids Way	(NAME) 375 Davids Way	
(ADDRESS) La Vergne, TN 37086	(ADDRESS) La Vergne, TN 37086	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Five Thousand And No/100 Dollars ($285,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **JERRY W. BROWN, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **1:16 LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135, described as follows:

Beginning at a point in the northerly margin of Coleridge Drive, a common corner of Lots Nos. 162 and 163; thence with the dividing line between said lot, northwardly 122.8 feet to concrete monument; thence with the dividing line between Lots Nos. 161 and 162 southeastwardly 125.3 feet to a point in the northwest margin of Bart Drive, thence with said margin of said Drive, southwestwardly 80 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the north margin of Coleridge Drive; thence with said margin of said Drive, westwardly 75 feet to a concrete monument; thence continuing with said margin of said Drive, westwardly 20 feet to the point of beginning.

Being the same property conveyed to Jerry W. Brown,, individually by Quitclaim Deed from Jerry W. Brown, an heir of the Estate of James B. Garner of record in Instrument No. 20231006-0078840 Register's Office for Davidson County, Tennessee, dated July 26, 2023 and recorded on October 06, 2023.

This is:

unimproved ☐

improved ☒ property, known as 4064 Coleridge Dr, Antioch, TN 37013

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 3rd day of May, 2024.

Jerry W. Brown

State of Tennessee
County of Davidson

On this 3rd day of May, 2024, before me personally appeared Jerry W. Brown, 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 (or person's) free act and deed.

Witness my hand, at office, this 3rd day of May, 2024.

Notary Public

My Commission Expires: 1-4-27

BENTON SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY