WARRANTY DEED

Karen Johnson Davidson County
Batch # 1136553 DEEDWARR
05/20/2024 09:42:02 AM 2 pgs
Fees: $13.00 Taxes: $1,940.95

20240520-0037089

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$524,581.71.**

Elizabeth A. Cox
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2024.

Notary Public

My commission expires: 12/16/24
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Allen L. Cox **Elizabeth A. Cox**	**New Owner**	**116-08-0-B-051.00CO**
51 Concord Park East		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Patti K. Bramblett, unmarried

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Allen L. Cox and Elizabeth A. Cox, husband and wife

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. 51 on the Plan of Revision No. 2, Sugartree, Phase 2, of record in Book 4860, Page 79-80, and amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property vested in Lynn P. Bramblett and spouse, Patti K. Bramblett by Warranty Deed dated January 31, 2002, from Gloria B. Fishbein, married, of record in Instrument No. 20020204-0015220, Register's Office for Davidson County, Tennessee. The said Lynn P. Bramblett, Jr. (a/k/a Lynn Price Bramblett, Jr.), having since died on January 24, 2016, the property is vested in Patti K. Bramblett as the surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

1. **All matters shown on the Plan of record in Book 4860, Pages 79 and 80, amended in Book 5005, Page 144, Book 5010, Page 117, Book 5015, Page 550, Book 5072, Page 165, Book 5084, Page 960, Book 5121, Page 89, Book 5169, Page 426, Book 5191, Page 412, Book 5222, Page 468, Book 5238, Page 93, said Register's Office;**

2. **Sanitary Sewers and/or Storm Drainage Easement, Book 7061, Page 100, said Register's Office;**

3. **Conveyance of common area to Sugartree Homeowner's Association, Inc. of record in Book 5683, Page 675, said Register's Office;**

4. **Declaration of Covenants, Conditions and Restrictions of Sugartree of record in Book 4857, Page 157 and as amended in Book 4874, Page 463, Book 4911, Page 356, Book 4996, Page 126, Book 5003, Page 688, Book 5087, Page 220, Book 5152, Page 401, Book 5514, Page 138, Book 5691, Page 61 and amended and restated in Book 11758, Page 466, Instrument No. 20170522-0050870 and Instrument No. 20210430-0058356, Register's Office for Davidson County, Tennessee;**

5. **Charter of Sugartree Homeowner's Association, Inc., in Book 5683, Page 670, said Register's Office; and**

6. **Taxes for the current year are assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.**

This is improved property, known as: **51 Concord Park East, Nashville, TN 37205**

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 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 my/our hand(s) this **17th** day of **May, 2024.**

Patti K Bramblett

Patti K. Bramblett

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Patti K. Bramblett,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **17th** day of **May, 2024.**

Notary Public

My Commission Expires: 12/16/24

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY