Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-CS-24-2209

Karen Johnson
Batch # 1139526
05/24/2024 02:56:19 PM
Fees: $13.00 Taxes: $1,091.50

Davidson County
DEEDWARR
2 pgs

20240524-0039003

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$295,000.00**

Subscribed and sworn to before me this 22nd day of May, 2024.

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 7/9/2024

Notary Public **Affiant**

My Commission Expires: 7/9/24

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Colin Schiller **1103 Joseph Ave.** **Nashville, TN 37207**	Same as New Owner	**072-08-0-117.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Randall L. Scott, Jr., and Alfred Joseph Brown, III**, the Grantor(s) have this day bargained and sold, and do hereby transfer and convey unto the said **Colin Schiller**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 59, as shown on the map entitled Dalewood Section I, of record in Plat Book 1424, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to PAUL C. BROWN, by deed from MALIA TUCKER, of record in Instrument No. 20030807-0112592, dated August 6, 2003, said Register's Office. The said Paul C. Brown having since died intestate on or about June 30, 2023 leaving said property to his sole Heirs-at-Law, Randall L. Scott Jr. and Alfred Joseph Brown, III. For further reference see Affidavit of Heirship of record in Instrument No. 20240423-0029151, said Register's Office. The intestate Estate of Paul Christopher Brown being adminsitered in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division) under Docket No. 23P1841.

This property is not, nor has it ever been, a marital residence of the Grantor and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other applicable statute.

This is improved property known as: 2209 Pinewood Road, Nashville, TN 37216

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

Whenever 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 hand this 22nd of May, 2024.

Randall L. Scott, Jr.

Alfred Joseph Brown, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin F. Park, a Notary Public in and for said County and State, **Randall L. Scott, Jr. and Alfred Joseph Brown, III,** the within named Bargainors, 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 Goodlettsville, Tennessee this ~~the~~ 22 day of May, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026