Karen Johnson Davidson County
Batch # 1140665 DEEDWARR
05/29/2024 12:27:59 PM 3 pgs
Fees: $18.00 Taxes: $4,144.00
20240529-0039770

Return to and

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,120,000.00.

Affiant

Subscribed and sworn to before me, this 28 day of May 2024.

Notary Public
My commission expires: 9/2/2024

DEBORAH K. DEVINE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES 09/02/2024

Address of New Owner:	Send Tax Bills to:	Tax Information
George William. Brown Patsy W. Brown 133A Woodmont Blvd Nashville, TN 37205	New Owner	116-03-0J-001.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Chesley P. Erwin, Jr. and Nancy B. Davis, Trustees of the Davis and Erwin Living Trust dated January 29, 2018, and any amendments thereto, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to George William Brown and Patsy W. Brown, husband and wife, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE EXHIBIT A ATTACHED HERETO

This property is improved property known as 133A Woodmont Blvd, Nashville, TN 37205

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 28 day of May, 2024

CHESLEY P. ~~ERWIN~~, JR, ~~TRUSTEE~~

NANCY B. DAVIS, TRUSTEE

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHESLEY P. ERWIN, JR, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that he is the trustee of the Davis and Erwin Living Trust dated January 29, 2018 and as such trustee had authority to so act.

Witness my hand and seal this 28 day of May, 2024.

~~Notary Public~~
Commission ~~expiration date: 09/07/2026~~

Acknowledgment

STATE OF South Carolina
COUNTY OF Greenville

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NANCY B. DAVIS, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained, and who further stated that she is the trustee of the Davis and Erwin Living Trust dated January 29, 2018, and as such trustees had authority to so act.

Witness my hand and seal this 20 day of May, 2024.

Notary Public
Commission expiration date: June 26, 2030
(Affix Seal)

Renee E. Jennings
Notary Public, State of South Carolina
My Commission Expires June 26, 2030

EXHIBIT "A"

A certain unit located in Davidson County, Tennessee, being Unit No. 133A of WOODMONT WAYE, A PLANNED UNIT DEVELOPMENT WITH PRIVATE ELEMENTS established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing WOODMONT WAYE of record in Instrument Number 20060418-0044061, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof; and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "B" to said Master Deed; together with a percentage interest in the common elements as set forth in said Master Deed.

Being the same property conveyed to Chesley P. Erwin, Jr. and Nancy B. Davis, Trustees of The Davis and Erwin Living Trust dated January 29, 2018, and any amendments thereto, by Quitclaim Deed from Nancy B. Davis and Chesley P. Erwin, Jr., wife and husband, of record in Instrument No. 20201218-0150605, in the Register's Office of Davidson County, Tennessee, dated December 18, 2020 and recorded on December 18, 2020.

Being the same property conveyed to Nancy B. Davis and Chesley P. Erwin, Jr., wife and husband, by Warranty Deed from Patty Etheridge, Vickie Hill and Daniel Cockerham, of record in Instrument No. 20190319-0024844, in the Register's Office of Davidson County, Tennessee, dated March 15, 2019 and recorded on March 19, 2019.