THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 240447457**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $420,000.00. Affiant Subscribed and sworn to before me, this 29th day of May, 2024. Notary Public My Commission Expires:

Karen Johnson
Batch # 1140894
05/30/2024 10:44:07 AM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240530-0040079

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8TH, 2025

WARRANTY DEED

Address New Owner: Austin Sorensen 805 Greenwood Avenue West Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 071-16-0-333.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ryan C. Brown and Erin M. Cochran, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Austin Sorensen**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 1 , as shown on the map entitled Resubdivision of Lot No. 41, Thornby Place, of record in Book 2854, page 129, 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 RYAN C. BROWN and ERIN M. COCHRAN, HUSBAND AND WIFE, by deed from ANDREA L. MROZINSKI, of record in Instrument No. 20171228-0131689, dated December 20, 2017, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 071-16-0-333.00.

Matters shown on the Plan of record in Book 2854, page 129, said Register's Office.

Easement for sewer line of record in Book 2140, page 294, said Register's Office.

This is improved property located at 805 Greenwood Avenue West Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of May, 2024.

Ryan C. Brown

Erin M. Cochran

STATE OF OHIO)

COUNTY OF Cuyahoga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Ryan C. Brown and Erin M. Cochran, 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, at office, this 29th day of May, 2024.

Notary Public

My Commission Expires: 09/14/2027

NOTARIAL SEAL
STATE OF OHIO

DAPHNE M WHITE
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
09-14-2027