WARRANTY DEED

Karen Johnson Davidson County
Batch# 1141289 DEEDWARR
05/31/2024 02:20:30 PM 4 pgs
Fees: $23.00 Taxes: $1,665.00
20240531-0040625

File #24-PA-2843-P

(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 10/23/25

LINZIE HAHN NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Hannah Gwynne McMillen	**New Owner**	
(NAME)	(NAME)	096 06 0.053.00
2843 Colonial Circle		
(ADDRESS)	(ADDRESS)	096 06 0 053.00
Nashville TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

TIMOTHY MICHAEL BROWN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

HANNAH GWYNNE MCMILLEN, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 36 on the Plan of COLONIAL VILLAGE of record in Plat Book 1424, Page 58, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Timothy Michael Brown, an Unmarried Man, by Warranty Deed from Tabatha M. Powers, Married and Rodney L. Lyonhurst, Married, of record in Instrument No. 20170512-0047147, in the Register's Office of Davidson County, Tennessee, dated May 09, 2017 and recorded on May 12, 2017.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of COLONIAL VILLAGE, as recorded in Plat Book 1424, Page(s) 58.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 1630, Page 349, as amended in Book 1637, Page 259 and Book 2808, Page 231.

*Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 4360, Page 788.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **2843 Colonial Circle, Nashville, TN 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 28th day of May, 2024.

Timothy Michael Brown

Mari A. Brown

***MARI A. BROWN**, spouse of **TIMOTHY MICHAEL BROWN**, joins in the execution of this instrument for the purpose of conveying any and all marital interest **MARI A. BROWN** may have in the above-described real property.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Timothy Michael 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2024.



Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Mari A. 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2024.

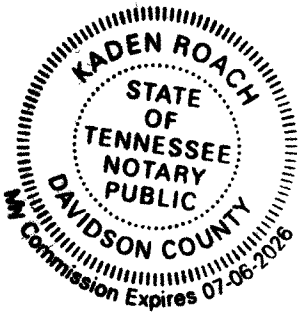
Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of May, 2024, before me personally appeared Mari A. 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's (or persons') free act and deed.

Witness my hand, at office, this 28th day of May, 2024.

Notary Signature
My commission expires: 07-06-26



Certificate of Authenticity

I, Danielle Watson, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 5/28/24
Date

Danielle Watson
Affiant Signature

5/28/24
Date

State of TN
County of Williamson

Sworn to and subscribed before me this 28th day of May, 2024.

Notary's Signature

My Commission Expires: 6/23/25

Notary's Seal (if on paper)

LINZIE HAHN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY