Karen Johnson Davidson County
Batch# 1146097 DEEDWARR
06/11/2024 03:55:30 PM 3 pgs
Fees: $18.00 Taxes: $2,247.75
20240611-0043817

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547848

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $607,500.00.

Affiant

Subscribed and sworn to before me, this 11th day of June, 2024.

Notary Public
My Commission Expires: 1/4/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Timothy Elliott Brewer and Breanna Robin Sommers 309 Chapel Avenue Nashville TN 37206	New Owner	Tax Parcel ID No. 083-02-0-158.00

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, **Lisa M. Monjeau and Mark B. Monjeau, wife and husband** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Timothy Elliott Brewer and Breanna Robin Sommers, husband and wife**, ("Grantees"), their 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 part of Lot No. 12 of Block "B", on the Map of the Weakley Place, as of record in Book 161, page 131, Register's Office for said County, being parts of Lots Number 2 and 3 on the Plan of the unrecorded subdivision of said Lot No. 12, described according to a survey made by Blancard & Parrish, Surveyors, June 2, 1937, as follows:

Beginning on the westerly margin of Chapel Avenue at a point 72 feet south of the southerly margin of Sharpe, formerly Weakley Avenue; thence south 67 degrees 10' west 96 feet to a tree; thence south 22 degrees 30' east 1 foot 6 inches to a stake; thence south 71 degrees west 95 feet, more or less, to a stake, said stake being 144 1/2 feet south of the southerly margin of Sharpe Avenue; thence south 27 degrees 30' east 13 feet 4 inches to a stake; thence north 80 degrees 30' east 128 feet 10 inches, more or less, to a stake; thence south 18 degrees 20' east 7 feet to a stake; thence north 68 degrees 40' east 64 feet 9 inches to a stake in the westerly margin of Chapel Avenue; thence with said avenue North 22 degrees 50' west 47 feet 2 inches to the beginning .

Being the same property conveyed to LISA M. MONJEAU and MARK B. MONJEAU, WIFE AND HUSBAND, by deed from TRISHA L. BRANTLEY, of record in Instrument No. 20200520-0052490 , dated May 15, 2020 , and corrected by Scrivener's Affidavit of record in Instrument No. 20200812-0089937, 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. 083-02-0-158.00.

Matters shown on the Plan of record in Plat Book 161, page 131, said Register's Office.

This is improved property located at 309 Chapel Avenue 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 11th day of June, 2024.

Lisa M. Monjeau

Mark B. Monjeau

STATE OF MA)

COUNTY OF WORCESTER)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lisa M. Monjeau and Mark B. Monjeau, 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 10th day of June, 2024.

Notary Public Michael J. O'Sullivan

My Commission Expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DePriest, 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 June 10, 2024.

Robyn DePriest
Custodian's Signature

6.11.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 11th day of June, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/4/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON