This instrument prepared by:
Martha Brooke Perry
Law Offices of
BALTHROP, PERRY, & NOE, PLLC
102 Boyd Street, PO Box 82
Ashland City, TN 37015

Harold Scott Dulaney and Lou Anne Dulaney

TO: Analisa Packham and Robert Michael Brown
609A 49th Ave N
Nashville, TN 37209

Map & Parcel: 091-11-0-278.00

SEND TAX BILLS TO: SAME as new OWNER

Karen Johnson
Batch # 1156584
07/11/2024 11:20:23 AM
Fees: $13.00 Taxes: $2,549.30
Davidson County
DEEDWARR
2 pgs
20240711-0051993

WARRANTY DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, We, Harold Scott Dulaney and wife, Lou Anne Dulaney, Grantors herein; have bargained and sold and by these presents do convey unto Analisa Packham and Robert Michael Brown, wife and husband, Grantees herein, their heirs, successors and assigns, the following described property:

> Land in Davidson County, Tennessee, being Lot No. 20, Block 97, Plan No. 1 West Nashville, which is record in the Register's Office for Davidson County, Tennessee in Plan Book 57, pages 74 and 75, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to Harold Scott Dulaney and wife, Lou Anne Dulaney, by deed of record at Record Book 20191104-0013098, Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to a lien for the 2024 Davidson County property taxes, which have been prorated and payment of which is assumed by grantees herein.
>
> This is improved real property lying on 609A 49th Avenue, Nashville, TN 37209, and this is the same description as the prior deed of record. This conveyance is also subject to call matters shown of record in Plat Book 57, page 74 & 75, said Register's Office.

To have and to hold the said parcel of real property, with appurtenances, estate, title, and interest thereto belonging unto the said Grantees, their heirs, successors and assigns forever. We do covenant with Grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that it is unencumbered except as shown of record. We do further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title unto said real property unto the Grantees, their heirs, successors, and assigns, against the lawful claims of all persons, whomsoever.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: W-BM 24-609

IN WITNESS WHEREOF, we have hereunto set our hands, this the 1st day of JULY, 2024.

Harold Scott Dulaney

Lou Anne Dulaney

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Harold Scott Dulaney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 1st day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 7/26/25

STATE OF Tennessee
COUNTY OF Cheatham

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Lou Anne Dulaney, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained. WITNESS my hand, at office this the 1st day of July, 2024.

NOTARY PUBLIC

My Commission Expires: 7/26/25

STATE OF TENNESSEE
COUNTY OF ~~CHEATHAM~~ DAVIDSON

The actual consideration paid for this transfer is $689,000.00.

GRANTEE

SWORN to and subscribed before me
this the 5th day of July, 2024.

NOTARY PUBLIC

My commission expires: 05/08/28