Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #24-1189

This instrument was prepared from information supplied by the parties without the benefit of a title search or title insurance company.

Karen Johnson
Batch # 1157243
07/11/2024 03:30:34 PM
Fees: $13.00 Taxes: $1,850.00
Davidson County
DEEDWARR
2 pgs
20240711-0052255

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cyrus W. Browning,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **David M. Browning, and Lorie J. Browning, husband and wife**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of Riverside, Phase I, a Planned Unit Development, as of record in Book 6900, Page 490-492, and as amended in Book 6900, Page 784, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cyrus W. Browning and wife, Catherine R. Browning by Warranty Deed from Rochford Realty and Construction, Co., Inc. dated May 15, 1991 of record in Book 8355, Page 113, Register's Office, Davidson County, Tennessee. Catherine R. Browning died February 24, 2014 leaving Cyrus W. Browning as the sole owner.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 1516 Eller Drive, Nashville, TN 37221.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
David M. Browning Lorie J. Browning 5237 Beech Ridge Nashville, TN 37221	new owner	142-13A-1

WITNESS THE EXECUTION HEREOF this 8th day of July, 2024.

Cyrus W. Browning

Cyrus W. Browning

State of Tennessee)
County of Davidson)

On this 8th day of July, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Cyrus W. Browning, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 500,000.00.**

David M. Browning

Affiant

Sworn and subscribed before me on this the 8th day of July, 2024.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN