Karen Johnson Davidson County
Batch# 1166992 DEEDWARR
08/06/2024 12:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20240806-0059892

THIS INSTRUMENT PREPARED BY:	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $375,000.00
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	Affiant Subscribed and sworn to before me, this 1 day of Aug., 2024. Notary Public My Commission Expires: 1/2/2026

CASSANDRA LAHOUTI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Brandon Jeremy Brack and Clayton Edward Klutts 147 Morton Mill Circle Nashville, TN 37221	New Owner	Tax Parcel ID No. 141120D14700

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE E. ADAMS** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **BRANDON JEREMY BRACK AND CLAYTON EDWARD KLUTTS, TENANTS IN COMMON** ,("Grantee"), Grantee's 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 No. 147 (and driveway serving said lot) on the Plan of the Second Revision of Morton Mill Estates of record in Book 7900, Page 226, revised in Book 7900, Page 561, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Anne E. Adams by Deed dated July 26, 2001 from J. Stephen Power and wife, Pamela P. McGrath Power, recorded July 27, 2001, in Instrument Number 20107270079948, in the Official Records of Davidson County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property commonly known as: **147 Morton Mill Circle, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's 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 1st day of August, 2024.

Anne E. Adams
ANNE E. ADAMS

STATE OF Tennessee)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNE E. ADAMS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 1 day of August, 2024.

TONY GRUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 04, 2027

Notary Public
My Commission Expires: 10/4/2027

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 8/6/2024 (date of document).

Affiant Signature

8/6/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 6 day of August, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

