**Prepared By & Return To:**
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-3538

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 6th day of August, 2024

Notary Public

Commission Expires: 7/15/26

KIM KERN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Karen Johnson Davidson County
Batch# 1168340 DEEDWARR
08/13/2024 09:28:30 AM 3 pgs
Fees: $18.00 Taxes: $814.00
20240813-0060977

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kelsey Sebree<br>1100 Kellow Street<br>Nashville, TN 37208 | New Owner | 081-03-0-358.00 |

# WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

**James Patrick Brakefield and Stephanie L. Brakefield, husband and wife**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kelsey Sebree and Kenneth Sebree, wife and husband,**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet of Lot Nos. 47 and 48, of the Subdivision of Lot No. 37, in Owen's Plan of Buena Vista, of record in Plat Book 1, Page 84, Chancery Court in Nashville and Book 57, page 26, Register's Office for Davidson County, Tennessee.

Said part of Lot Nos. 47 and 48 front 50 feet on the Northerly margin of Kellow Street and extends back with the Westerly margin of 11th Avenue North, 100 feet to a dead line.

Being the same property conveyed to James Patrick Brakefield and Stephanie L. Brakefield, husband and wife by Warranty Deed from Clarence A. Barnes of record in Instrument No. 20180416-0035607 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 16, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1100 Kellow Street, Nashville, TN 37208

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 6th day of August, 2024.

James Patrick Brakefield

Stephanie L. Brakefield

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 6th day of August, 2024, before me personally appeared James Patrick Brakefield and Stephanie L Brakefield, 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 6th day of August, 2024.

Notary Signature
My commission expires: 5-10-27

KATHLEEN WILLIAMS
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

# Certificate of Authenticity

I, Joshua A. Terry, 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.

Affiant Signature – Joshua A. Terry

8/8/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 8/8/2024.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27