This instrument prepared by:
Tennessee Nations Title Agency, Inc.
402 BNA Drive, Suite 205
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 1176097 DEEDWARR
09/03/2024 08:11:30 AM 3 pgs
Fees: $18.00 Taxes: $2,127.50
20240903-0067190

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $575,000.00

Affiant Signature

Subscribed and sworn to before me on this the 29 Day of August 2024.

Notary Public

My Commission expires _____/_____/_____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

NAME AND ADDRESS OF PROPERTY OWNER:
Elliott Roche
2104 Fremont Ave
Nashville, TN 37216
SEND TAX BILLS TO:
Plains Commerce Bank
3905 West 49th St., 2nd Floor
Sioux Falls, SD 57106

MAP AND PARCEL NUMBER: 07301012000

WARRANTY DEED
24NT00897

Effective the 29th Day of August, 2024 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Karen H. Brown, an unmarried woman

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elliott Roche, a single man

Hereinafter called the GRANTEES, their 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. 12 on the Plan of Highland View of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 12 fronts 70 feet on the southerly margin of Fremont Avenue and extends back 155 feet on the westerly line and 178.1 feet on the easterly line to a dead line in the rear, measuring 74.2 feet thereon.

BEING the same property conveyed to Karen H. Brown, married, by Warranty Deed from Alfred D. Russom and Dianna S. Russom, husband and wife of record as Instrument 20150715-0068998. in the Register's Office for Davidson, County, Tennessee; the said Karen H. Brown having since divorced Myers E. (Feller) Brown by Final Decree of Divorce of the Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 15D-371; the said Myers E. (Feller) Brown having been divested of his right, title and interest in subject property and the subject property has never been the marital residence of the said Karen H. Brown and Myers E. (Feller) Brown.

This is an improved property commonly known as: 2104 Fremont Ave, Nashville, TN 37216-2912

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. We do covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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.

Witness our hands this the 29 day of Aug, 2024

Karen H Brown

Karen H. Brown

State of TN
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Karen H. Brown,** the within named bargainer, 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.

Notary Public

My Commission expires: 3/3/2025

DELANA R. STEVENS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Tonya Cherry,** 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 this the 29 day of August, 2024.

Affiant Signature
Date 8-29-24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 29 day of August, 2024.

Notary's Signature
MY COMMISSION EXPIRES:

