THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Drive, Suite 140
Franklin, TN 37067

CRT File No. 240848535

Karen Johnson
Batch # 1180837
09/12/2024 10:00:24 AM
Fees: $13.00 Taxes: $1,838.90

Davidson County
DEEDWARR
2 pgs

20240912-0070346

KIM DEBERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

My Comm. Expires June 23, 2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $497,000.00.

Affiant

Subscribed and sworn to before me, this 10th day of September, 2024.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Andrew Brown and Vanessa Brown 7988 Ridgewood Road Goodlettsville TN 37072	Eustis Mortgage 798 S Rampart st New Orleans, LA 70113	Tax Parcel ID No. 009 00 0 100.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Sean Heath, an unmarried man** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Andrew Brown and Vanessa Brown, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Certain real property situate in the 1st Civil District of Davidson County, Tennessee, and described as follows:

Beginning at a point in the easterly margin of Ridgewood Road; thence N 72°47'E a distance of 750 feet to a point; N 09°12'E a distance of 676 feet to a point; S 87°00'E a distance of 350 feet to a point; thence S 08°00'W a distance of 756 feet to a point; thence S 72°47'W a distance of 1055.4 feet to a point in the easterly margin of Ridgewood Road; thence along the easterly margin of Ridgewood Road N 18°00'W a distance of 200 feet to the point of beginning. Said tract being designated as Tract 2 and contains 10.63 acres, more or less.

Being the same property conveyed to Sean Heath, an unmarried man, by Warranty Deed from Aubrey B. Saling, a married person, of record in Instrument No. 20211228-0170508, in the Register's Office of Davidson County, Tennessee, dated December 22, 2021 and recorded on December 28, 2021.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

This is improved property located at 7988 Ridgewood Road Goodlettsville TN 37072

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

And Grantor covenants that it is 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 itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its 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 warrants this instrument is effective as of the 10th day of September, 2024.

Sean Heath

STATE OF California)
COUNTY OF San Diego)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Sean Heath, 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 9th day of September, 2024.

Jan Knudsen
Notary Public
My Commission Expires: 5-10-2028

