Karen Johnson Davidson County
Batch# 1182201 DEEDWARR
09/16/2024 02:34:30 PM 3 pgs
Fees: $18.00 Taxes: $2,053.50
20240916-0071367

SHANNON R. RICHARDSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Williamson

The actual consideration or value, whichever is greater, for this transfer is $555,000.00

Affiant

Subscribed and sworn to before me, this 16 day of September, 2024.

Notary Public
My commission expires:
3-20-2028

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Kyle M Brawner **Cristin F Brawner**		**181010B30000CO**
2216 Sweet Oak Ct		
Nashville, TN 37211		

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 ACKNOWLEDGE, WE,

Ryan Doughty, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kyle M Brawner and Cristin F Brawner

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 Lot No. 57, Plan of Sugar Valley, 2nd Addition, Section Two, Phase Three, of record in Instrument No. 20140506-0038378 (erroneously referred to as Instrument No. 20140506-00038378 in prior deed), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Ryan Doughty, an unmarried man, by Warranty Deed from Michael Maynard and Kristina Maynard, husband and wife, dated September 15, 2022, of record in Instrument No. 20220916-0103517, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Sanitary Sewers Easements of record in Book 9487, Page 901, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument No. 200407230088186 and Instrument No, 200403050025147, in the Register's Office for Davidson County, Tennessee.

General Warranty Deed executed by Gulf Interstate Gas Company of record in Book 2875, Page 299, in the Register's Office for Davidson County, Tennessee.

Subject to Right of Way Easement to Gulf Interstate Gas Company of record in Book 2203, Page 579 and in Book 2244, Page 11, in the Register's Office for Davidson County, Tennessee.

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2216 Sweet Oak Ct, Nashville, TN 37211.

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 do 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 in 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.

_____ Date: 9/13/24
Ryan Doughty

STATE OF TN

COUNTY OF _____

Personally appeared before me, a Notary Public of said County and State, Ryan Doughty, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of September, 2024.

LINZIE HAHN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

_____
NOTARY PUBLIC

My Commission Expires: 6/23/25

Certificate of Authenticity

I, Russell J. McCann, 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

9/13/24.

Date

Affiant Signature

September 13, 2024

State of TN
County of Williamson

Sworn to and subscribed before me this 13th day of September, 2024

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ALICIA R. HAMILTON
TENNESSEE NOTARY PUBLIC
My Comm Exp. 06/21/25
COUNTY OF WILLIAMSON