Karen Johnson Davidson County
Batch# 1183939 DEEDWARR
09/20/2024 12:55:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240920-0073150

This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is NONE ($0.00) (Exempt pursuant to T.C.A. § 67-4-409(a)(3)(F). Affiant Sworn to and subscribed before me this SEPT 18, 2024. Notary Public Comm Exp:

This Instrument Prepared by: Robert M. Pautienus III, Esq.
Fidelis Law PLLC • 1585 Mallory Lane • Suite 104 • Brentwood Tennessee 37027

NEW OWNER:	SEND TAX BILL TO:	MAP/PARCEL:
DAVID JOHN BROWN and JULIE BOLES BROWN, Trustees	JPMorgan Chase Bank, N.A.	
BROWN FAMILY TRUST dated September 12, 2024	5409 Maryland Way	132-13-081
906 Robertson Academy Road	Suite 202	
Nashville, Tennessee 37220	Brentwood, Tennessee 37027	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, WE, DAVID J. BROWN and wife, JULIE B. BROWN (Grantors), do hereby transfer, release, and convey any and all of our right, title and interest in and to that certain real estate located in Davidson County, Tennessee, to DAVID JOHN BROWN and JULIE BOLES BROWN, Trustees of the BROWN FAMILY TRUST (Grantees), dated September 12, 2024, and any amendments thereto, being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 60 on the Plan of Oak Hill Valley Subdivision, as of record in Book 1835, Pages 15 and 16, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed DAVID J. BROWN and wife, JULIE B. BROWN, by KRISTEN K. JONES and PHILLIP A. JONES, wife and husband, by Warranty Deed of record in Instrument No. 20070301-0025567, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

The legal description is taken from the prior deed of record.

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 as GRANTORS 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 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 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

The improved property is known as 906 Robertson Academy Road, Nashville, Tennessee 37220.

IN WITNESS WHEREOF, the Grantors has caused this instrument to be executed on SEPT 13, 2024.

DAVID J. BROWN

JULIE B. BROWN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DAVID J. BROWN and JULIE B. BROWN, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at BRENTWOOD, Tennessee, this SEPT 13, 2024.

NOTARY PUBLIC

My Commission Expires: _____

ROBERT M. PAUTIENO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 12-08-2024

TRUE COPY CERTIFICATION

I, ROBERT M. PAUTIENUS III, 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 September 18, 2024

9/20/24

ROBERT M. PAUTIENUS III, Affiant

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Sworn to and subscribed before me this 20th day of September, 2024.

Notary Public

My Commission Expires: _____

PARKER T. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES 06-18-2025