Karen Johnson Davidson County
Batch# 1189818 DEEDWARR
10/04/2024 09:18:30 AM 3 pgs
Fees: $18.00 Taxes: $2,849.00
20241004-0077083

WARRANTY DEED

2024-08-2084

STATE OF TENNESSEE
COUNTY OF DAVIDSON

38325

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $770,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 2nd day of October, 2024.

(Affix Seal) Notary Public

My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Alaire Brown and Christian Brown 1433 Hampshire Place Nashville, TN 37221	Old National Bank, PO Box 918, Evansville IN 47706	Map/Parcel 142-16-0A-079.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Helen L. Trabue, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Christian Brown and Alaire Brown, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that 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. 79 on the Plan of Devon Park, Phase II of record in Plat Book 6250, Page 432, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Christopher H. Trabue and wife, Helen L. Trabue by Warranty Deed from H.T. Barrier, III and wife, Jean Phillips Barrier of record in Instrument No. 20080530-0055442 Register's Office for Davidson County, Tennessee, dated May 23, 2008 and recorded on May 30, 2008.

Being the same property conveyed to Helen L. Trabue, a single person by Quitclaim Deed from Christopher H. Trabue, a single person of record in Instrument No. 20210805-0105273 Register's Office for Davidson County, Tennessee, dated July 20, 2021 and recorded on August 05, 2021.

This conveyance is subject to the following: Metropolitan Nashville property taxes for the year 2024 and subsequent years, a lien now due and payable but not yet delinquent, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 1433 Hampshire Place, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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.

Effective the 2nd day October, 2024.

Helen L Trabue

Helen L. Trabue

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 2 day of October, 2024, before me personally appeared Helen L. Trabue, 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 2 day of October, 2024.

Notary Signature
My commission expires:



Tennessee Certification of Electronic Document

I, George Mudter, 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 10/2/24 (date of document).

Affiant Signature

10/4/24
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 4 day of October, 2024.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

