20241381R	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $472,000.00. Affiant Subscribed and sworn to before me, this the 4th day of October, 2024. Notary Public My commission expires: 1/11/2026

Karen Johnson Davidson County
Batch# 1190878 DEEDWARR
10/07/2024 02:40:30 PM 3 pgs
Fees: $18.00 Taxes: $1,746.40
20241007-0077868

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Joshua D. Sukow	New Owner	**025-08-0-002.00**
215 Rosehill Drive		
Goodlettsville, TN 37072		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lora D. Smiley-Brown now known as Lora D. Smiley Elliott, married, and Jeff Brown, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Joshua D. Sukow, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 86 on the Plan of Section One, Ranchwood Estates of record in Plat Book 2900, Page 125, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 86 fronts 145.0 feet on the North margin of Rosehill Drive and extends back 278.5 feet on the West line and 278.5 feet on the East line to a dead line in the rear, measuring 144.29 feet thereon.

Being the same property conveyed to Lora D. Smiley-Brown and Jeff Brown, wife and husband by Warranty Deed from Steven Pearson, an unmarried man of record in Instrument No. 20160801-0078849 Register's Office for Davidson County, Tennessee, dated July 27, 2016 and recorded on August 01, 2016.

Grantors having since divorced as per docket No. 23D-26D in the Third Circuit Court for Davidson County, Tennesse. Lora D. Smiley-Brown now known as Lora D. Smiley Elliott as since married and warrants that current spouse is never lived in or gained any marital interest in said property.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (_X_) unimproved (____) property known as 215 Rosehill Drive, Goodlettsville, TN 37072.

[signatures appear on the following page]

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 said GRANTEE(S), 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.

WITNESS MY/OUR HANDS EFFECTIVE AS OF 2 day of October, 2024:

Lora D. Smiley-Brown now known as Lora D. Smiley Elliott
Lora D. Smiley-Brown now known as Lora Smiley Elliott

Jeff Brown by Charles Peterson, his attorney in fact
Jeff Brown by Charles Peterson, his Attorney-In-Fact

STATE OF Alabama)
) **INDIVIDUAL**
COUNTY OF Dale) **ACKNOWLEDGEMENT**

Personally appeared before me, a Notary Public of said County and State, Lora D. Smiley-Brown now known as Lora Smiley Elliott, 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 the 2nd day of October, 2024.

My Commission Expires: 01/22/2024

Notary Public Melissa S Holloway

ALABAMA STATE PUBLIC NOTARY MELISSA S HOLLOWAY MY COMMISSION EXPIRES 01-22-2028 AT LARGE

STATE OF TENNESSEE)
) **ACKNOWLEDGEMENT FOR**
COUNTY OF WILLIAMSON) **SIGNATURE MADE BY ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Charles Peterson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Jeff Brown ("Principal"), and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 4th day of October, 2024.

My Commission Expires: 1/14/26

Notary Public

SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SYDNEY LASCH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202410070077868

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Robyn DuBray, 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 October, 2nd, 2024.

Custodian's Signature

10.7.24
date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 7th day of October, 2024.

Notary Public

MY COMMISSION EXPIRES: 1/11/2026

STEPHEN SISCO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON