BOX 10-A

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1194102 DEEDWARR
10/16/2024 09:38:10 AM 2 pgs
Fees: $13.00 Taxes: $2,775.00

20241016-0080120

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Oxana Mihalache Meade
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15 DAY OF October, 2024

Notary Public

MY COMMISSION EXPIRES: My Commission Expires 10/4/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Oxana Mihalache Meade and Thomas Noel Cecil	New Owner	
(NAME)	(NAME)	
708 Brindley Dr		146-03-0-013.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **MARGARET A. GILCHRIST AND DONALD S. BROWNLEE, AS SUCCESSOR CO-TRUSTEES OF THE BROWNLEE LIVING TRUST DATED DECEMBER 7, 1999**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OXANA MIHALACHE MEADE, UNMARRIED AND THOMAS NOEL CECIL, UNMARRIED, TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** 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. 15 on the PLAN OF CREIGHTON MEADOWS ADDITION, of record in Book 3300, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Brownlee Living Trust dated December 7, 1999, by Warranty Deed from George P. Morris and wife, Mary Nell Morris, of record in Instrument No. 20000425-0040902, in the Register's Office of Davidson County, Tennessee, dated April 24, 2000, and recorded on April 25, 2000. Donald S. Brownlee, Trustee, died on November 05, 2011, leaving Mary J. Brownlee as Trustee. Mary J. Brownlee died on June 23, 2023. Pursuant to the Brownlee Living Trust Dated December 7, 1999, real property shall transfer to the Successor Trustees referenced as Margaret A. Gilchrist, Donald S. Brownlee II and Michael D. Brownlee to serve as Successor Co-Trustees. Michael D. Brownlee died on June 11, 2008, leaving Margaret A. Gilchrist and Donald S. Brownlee II as Successor Co-Trustees. Michael D. Brownlee died intestate, had never married, and had no children.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 708 Brindley Dr, Nashville, TN 37220
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness my hand this 15 day of October, 2024

BROWNLEE LIVING TRUST DATED DECEMBER 7, 1999

BY: Margaret Gilchrist

MARGARET A. GILCHRIST, SUCCESSOR CO-TRUSTEE

BY: Donald S. Brownlee II

DONALD S. BROWNLEE II, SUCCESSOR CO-TRUSTEE

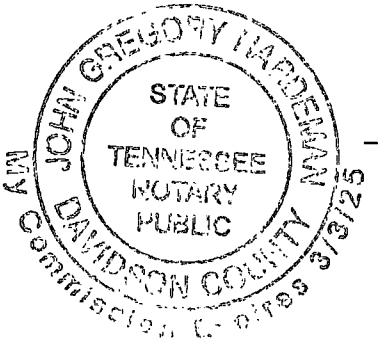
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public, Margaret A. Gilchrist, and Donald S. Brownlee II, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Successor Co-Trustees of Brownlee Living Trust dated December 7, 1999 , and who further acknowledged that they are authorized by said Trust Agreement to execute the within instrument as Successor Co-Trustees of said Trust.

Witness my hand and official seal this 15 day of October, 2024.

Commission expires:



Notary Public

MO2024-1136