Karen Johnson Davidson County
Batch# 1199455 DEEDWARR
10/31/2024 11:01:30 AM 3 pgs
Fees: $18.00 Taxes: $2,590.00
20241031-0084299

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$700,000.00**

Subscribed and sworn to before me this 28th day of October, 2024.

Notary Public **Affiant**
My Commission Expires: _____

Sondra Moungey
Notary Public
Maury County, State of Tennessee
My Commission Expires Janurary 22, 2025

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Zachary M. Braver & Ilu D. Amin **2121 Amanda Meadow Court** **Nashville, TN 37076**	Same as New Owner	**098-13-0C-136.00-CO**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Robert G. Angell and Tamela Y. Angell, husband and wife**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Zachary Braver, Unmarried Man and Ilu Amin, Unmarried Woman, as Joint Tenants with Full Rights of Survivorship,** the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 97 on the Plan of Phase Four, Section Three, The Meadows of Seven Points of record in Plat at Instrument No. 20040921-0113530, 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 Robert G. Angell and wife, Tamela Angell by Warranty Deed from Frank Batson Homes, Inc of record in Instrument No. 20051004-0119264 Register's Office for Davidson County, Tennessee, dated September 30, 2005 and recorded on October 04, 2005. The said Tamela Y. Angell is one and the same person as Tammy Angell.

This is improved property known as: 2121 Amanda Meadow Court, Nashville, TN 37076

This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 28th day of October, 2024.

Robert G. Angell

Tamela Y. Angell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Robert G. Angell and Tamela Y. Angell,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 28th day of October, 2024.

My Commission Expires: 1/31/26

NOTARY PUBLIC

DEVIN F. PARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES 1-31-2026

Certificate of Authenticity

I, Sondra Mowgey, 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 10/28/2024.

Date

Affiant Signature

10/28/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 28 day of October, 20 24.

Notary's Signature

My Commission Expires: 3/1/2025

Date

Notary's Seal (if on paper)

ASHLEY S. RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/01/2025
SUMNER COUNTY