This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4544-AJ

Karen Johnson Davidson County
Batch# 1203518 DEEDWARR
11/13/2024 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,590.63
20241113-0088194

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $429,900.00.

Affiant

Subscribed and sworn to before me, this the 12th day of November, 2024.

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Hayley Mowery Anderson and Daniel Anderson 570 Whispering Hills Drive Nashville, TN 37211	New Owner	147 11 0 085.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, Parker Andrew Brown and Hadley Sintic Brown, husband and wife (individually and collectively, "Grantor"), transfer and convey unto Hayley Mowery Anderson and Daniel Anderson, wife and husband (individually and collectively, "Grantee"), 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. 407 on the Plan of Final Plat of WHISPERING HILLS, SECTION II-C of record in Plat Book 2663, Page (s) 66 and 67, 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 Parker Andrew Brown and Hadley Sintic Brown, husband and wife, by Warranty Deed from Mark Matlock and Jade Matlock, husband and wife, of record in Instrument No. 20210723-0099164, in the Register's Office of Davidson County, Tennessee, dated July 19, 2021 and recorded on July 23, 2021.

This is improved property located at: **570 Whispering Hills Drive, Nashville, TN 37211**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public 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 Grantee, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of November, 2024.

GRANTOR:

Parker Andrew Brown

Hadley Sintic Brown

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Parker Andrew Brown and Hadley Sintic Brown, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of November, 2024.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202411130088194

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 11/12/2024.

Date

Affiant Signature

11/12/2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12 day of November, 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