WARRANTY DEED

Karen Johnson Davidson County
Batch# 1205466 DEEDWARR
11/14/2024 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $4,532.50
20241114-0088981

2024-10-2251

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,225,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 8th day of November, 2024.

(Affix Seal) Notary Public

My Commission Expires:

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

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#:
John Dee Thompson, Jr. and Leigh Howard 848B Clayton Avenue Nashville, TN 37204	OWNER Property	Map/Parcel 118-05-0M-002.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Graham Harlin Brazil, an unmarried woman, also known as Elizabeth Graham Harlin Suscha and Elizabeth Graham Harlin Brazil**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John Dee Thompson, Jr., unmarried, and Leigh Howard, unmarried, joint tenants**, hereinafter called the GRANTEE, 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 Unit No. B, a Horizontal Property Regime, as recorded in the Declaration Establishing a Horizontal Property Regime for 848 Clayton Avenue Townhomes, of record in Instrument No. 20140923-0087475, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description, together with an undivided percentage of interest in the common elements allocated to said unit as set forth in said Declaration.

Being the same property conveyed to Elizabeth Graham Harlin Suscha, single woman by Warranty Deed from Whitney Zamani and Sasan Zamani, wife and husband of record in Instrument No. 20180329-0029547 Register's Office for Davidson County, Tennessee, dated March 27, 2018 and recorded on March 29, 2018.

Being the same property conveyed to Frank Ross Brazil and Elizabeth Graham Harlin Suscha, husband and wife by Quitclaim Deed from Elizabeth Graham Harlin Suscha of record in Instrument No. 20200909-0102459 Register's Office for Davidson County, Tennessee, dated August 20, 2020 and recorded on September 09, 2020. Frank Ross Brazil and Elizabeth Graham Harlin Brazil are now divorced pursuant to Final Decree in the Circuit Court for Davidson County, Tennessee, Docket No. 24D-317. Frank Ross Brazil quitclaimed his interest to Elizabeth Graham Harlin Brazil of record in Instrument No. 20241031-0084163. Elizabeth Graham Harlin Suscha, Elizabeth Graham Harlin Brazil and Graham Harlin Brazil are one and the same.

This conveyance is subject to the following: 2024 Davidson County property taxes have been prorated between the parties and paid by the Grantor, property taxes for subsequent years are a lien but not yet due or payable, 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 848B Clayton Avenue, Nashville, TN 37204.

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 the GRANTOR, does covenant with the said GRANTEE that she 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 herself, her heirs and assigns, 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.

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 8th day November, 2024.

Graham Harlin Brazil

Graham Harlin Brazil

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 8 day of November, 2024, before me personally appeared Graham Harlin Brazil, 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 8 day of November, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Emily Manno, 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 **11/8/24**.

Date

Affiant Signature

11/8/24

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **8** day of **November**, 20**24**.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026