THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4885
Parcel ID: 075-04-0-202

Property Address:
4733 Phoenix Drive, Hermitage, TN 37076

Karen Johnson Davidson County
Batch# 1207354 DEEDWARR
11/21/2024 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20241121-0090733

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Warranty Deed

Send Tax Statements To:
David Brown
361 Bradley Dr.
West Columbia, SC 29170

Name and Address of New Owner:
David Brown
361 Bradley Dr.
West Columbia, SC 29170

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **I, CONNOR STEPHEN, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DONNA BROWN, a married woman, and DAVID BROWN, a married man, as joint tenants with rights of survivorship**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lot No. 447 on the Plan of Tulip Grove, Section 7, of record in Book 4300, Page 186, Register's Office for said County, to which plan reference is here made for a complete description.

Being the same property conveyed to CONNOR STEPHEN, a single man by Deed dated February 24, 2022 from JERRY WAYNE CARTER and wife, PATRICIA HINDMAN CARTER, recorded March 8, 2022, in Instrument Number 20220308-0026504, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 4733 Phoenix Drive, Hermitage, TN 37076.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. Davidson County property taxes for subsequent years are a lien but are not yet due and payable.

2. All matters on the Plan of record in Plat Book 4300, page 186, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 4639, page 267, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

ARIEL ROSENFELD, wife of CONNOR STEPHEN joins in this conveyance for the purpose of relinquishing any right, title or interest she may have in said real estate by virtue of her marriage to CONNOR STEPHEN.

IN TESTIMONY WHEREOF, We have hereunto set my signature, this 14th day of November, 2024.

CONNOR STEPHEN

ARIEL ROSENFELD

STATE OF TENNESSEE
COUNTY OF Davidson

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named CONNOR STEPHEN & ARIEL ROSENFELD, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 14 day of November, 2024.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
10/25/2028

STATE OF TENNESSEE
COUNTY OF WILLIAMSON Davidson

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $340,000.00.

Affiant

SWORN TO and subscribed before me on this 14 day of November, 2024.

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires:
10/25/2028

Tennessee Certification of Electronic Document

I, Stephanie Glenn, 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 11-14-24 (date of document).

Affiant Signature

11-14-24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 14 day of November, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/18/2027

NOTARY'S SEAL

