WARRANTY DEED

Karen Johnson
Batch # 1207556
11/21/2024 10 00.52 AM
Fees $13 00 Taxes $6,012 50

Davidson County
DEEDWARR
2 pgs

20241121-0090995

TRACEY PERRY
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,625,000 00

Nancy Enoch
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF November, 2024

Tracey Perry
Notary Public

MY COMMISSION EXPIRES 5-9-26
(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
Graham Harlin Brazil	NEW OWNER	
(NAME)	(NAME)	131 16 0 020 00
1148 Brookwood Lane		
(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, I, **LEIGH G. CRUMP, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **GRAHAM HARLIN BRAZIL, AN UNMARRIED WOMAN,** 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. 9 of Block "A" on the MAP OF GATEWAY ACRES, A PART OF THE OVERTON LEA ESTATE, as of record in Book 974, page 73, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description of said lot.

Being the same property conveyed to Harold C. Crump and wife, Leigh G. Crump, by Warranty Deed from Clinton Ethelbert Brush and Richard Stockton Brush and Charles Beeler Brush, of record in Book 11483, Page 706, in the Register's Office of Davidson County, Tennessee, dated May 14, 1999 and recorded on May 18, 1999.

Being the same property conveyed to Harold C. Crump and Leigh G. Crump, Co-Trustees of the Harold C. Crump and Leigh G. Crump Living Trust, dated August 11, 2016, by Quitclaim Deed from Harold C. Crump and wife, Leigh G. Crump, of record in Instrument No. 20160817-0085886, in the Register's Office of Davidson County, Tennessee, dated August 11, 2016 and recorded on August 17, 2016.

Being the same property conveyed to Harold C. Crump and wife, Leigh G. Crump, by Quitclaim Deed from Harold C. Crump and Leigh G. Crump, Co-Trustees of the Harold C. Crump and Leigh G. Crump Living Trust, dated August 11, 2016, of record in Instrument No. 20211025-0143480, in the Register's Office of Davidson County, Tennessee, dated October 22, 2021 and recorded on October 25, 2021. Harold C. Crump died on July 12,2023, leaving Leigh G. Crump as surviving tenant by the entirety.

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 1148 Brookwood Lane, 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 20 day of November, 2024

Leigh G Crump
LEIGH G CRUMP

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 Leigh G Crump, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained

Witness my hand and official seal this 20th day of November, 2024

Commission expires

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires 10/4/27