Karen Johnson Davidson County
Batch# 1218730 DEEDWARR
12/20/2024 01:27:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20241220-0099208

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS SIX HUNDRED FIFTEEN THOUSAND AND 00/100 (615,000.00).

Kaitlyn West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18TH DAY OF DECEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186, Nashville, Tennessee, 37209

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
BRADLEY JOHNSTIN (NAME)	**NEW OWNER** (NAME)	**039 00 0 023.00**
4608 DRY FORK ROAD NASHVILLE, TN 37189 (ADDRESS)	_____ (ADDRESS)	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged on this the 18th day of December, 2024, the undersigned, **GARY A. BROWN AND SUSAN E. BROWN, HUSBAND AND WIFE**, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and warrant to **BRADLEY JOHNSTIN, A SINGLE MAN,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantors' right, title and interest in and to the following described real estate located in **DAVIDSON** County, State of **TENNESSEE**, having an address of **4608 DRY FORK ROAD, NASHVILLE, TN 37189** and more particularly described as follows:

Land in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, Being Lot No. 4 in the subdivision of HIXEY CARNEY'S DOWER, a plan of which is recorded in Plan Book 1, Page 96, of the Chancery Court at Nashville, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Gary A. Brown, and wife, Susan E. Brown, by Warranty Deed from Evelyn Todd Mets, and Davis W. Adkisson, as Co-Administrators of the Estate of Robert Charles Todd., of record in Book 11419, Page 635, in the Register's Office of Davidson County, Tennessee, dated March 29, 1999, and recorded on April 07, 1999.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

Whenever used, the singular number shall include the plural, the plural the singular, and the is of any gender shall be applicable to all genders.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, this instrument has been executed this 18th day of December, 2024.

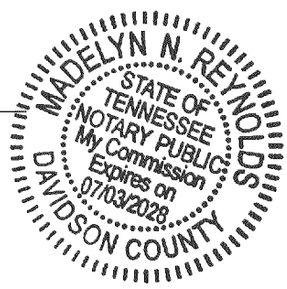
GRANTOR: GARY A. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **GARY A. BROWN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of December, 2024.

Notary Public My Commission Expires



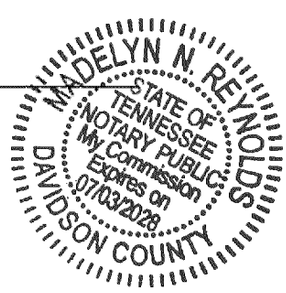
GRANTOR: SUSAN E. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **SUSAN E. BROWN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that s/he executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the person whose name is subscribed to this instrument, appears to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, on this 18th day of December, 2024.

Notary Public My Commission Expires



TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, Grover Collins, 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 December 18th, 2024

Affiant Signature

12/18/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 18th day of December, 2024.

Notary Public

Notary's Seal:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY