Karen Johnson Davidson County
Batch# 1224623 DEEDWARR
01/08/2025 11:24:30 AM 4 pgs
Fees: $23.00 Taxes: $1,942.13
20250108-0001636

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63885
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Craig J. Kleinmann Christie M. Kleinmann 6191 Eatons Creek Joelton, TN 37080	**United Faith Mortgage** **401 Broadhollow Rd, Suite 150** **Melville, NY 11747**

TAX MAP PARCEL NUMBERS: 02100031300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$524,900.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Chandler Adam Brown, unmarried,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Craig J. Kleinmann and Christie M. Kleinmann, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brown Property of record in Instrument No. 20100924-0076274, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with and subject to the Joint Driveway Maintenance Agreement of record in Instrument No. 20190104-0001215, said Register's Office.

Being part of the same property conveyed to W.T. Johns and wife, Lillian Johns, by Warranty Deed from O. G. Johns, dated May 21, 1956 recorded May 21, 1956, of record in Book 2539, page 299, said Register's Office, and being part of the same property conveyed to Nancy J. Brown and husband, James R. Brown, Sr., by Quitclaim Deed from William R. Johns, Stephen W. Johns and Guy D. Johns, dated March 17, 1984, recorded March 30, 1984, of record in Book 6260, page 509, said Register's Office. Also being part of the property conveyed to James R. Brown and wife, Nancy J. Brown, by Warranty Deed from Stephen W. Johns and wife, Linda J. Johns, dated July 1, 1983 recoded July 8, 1983, of record in Book 6090, page 840, said Register's Office, and further conveyed to James R. Brown by Quitclaim Deed from Nancy J. Brown, dated December 12, 2003, recorded January 13, 2004, of record in Instrument No. 20040113-0005258, said Register's Office. And being part of the same property conveyed to James R. Brown, Sr. and wife, Nancy J. Brown, by Warranty Deed from W. T. Johns and wife, Lillian Johns, dated June 15, 1975 and recorded on June 18, 1975 at Book 4923, page 280, Register's Office for Davidson County, Tennessee. The said Nancy J. Brown further conveyed her interest to James R. Brown, aka James R. Brown, Sr., by Quitclaim Deed of record in Instrument No. 20040113-0005257, Register's Office for Davidson County, Tennessee. The said James R. Brown, aka James R. Brown, Sr., an unmarried man, further conveyed his interest to James R. Brown, Jr., a married man, by Quitclaim Deed of record in Instrument No. 20161121-0122798, Register's Office for Davidson County, Tennessee. The said James R. Brown, Jr., a married man, further conveyed his interest to James R. Brown, aka James R. Brown, Sr., an unmarried man, by Quitclaim Deed of record in Instrument No. 20181116-0113166,

Register's Office for Davidson County, Tennessee. Subject property was conveyed to Chandler Adam Brown by Quitclaim Deed from James R. Brown, Sr., dated December 22, 2020, recorded January 12, 2021, of record in Instrument No. 20210112-0005009, said Register's Office as corrected by the Quitclaim Deed and Instrument of Correction, of record in Instrument No. _202501080001635__, said Register's Office.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025, and subsequent years; The Plan of record in Instrument No. 20100924-0076274, said Register's Office, shows an owner's certificate, minimum building setback lines and easements to which plan reference is hereby made for a more complete description. Joint Driveway Maintenance Agreement of record in Instrument No. 20190104-0001215, said Register's Office.

This is improved property, known as 6191 Eatons Creek, Joelton, TN 37080

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 7th day of January, 2025.

Chandler Adam Brown

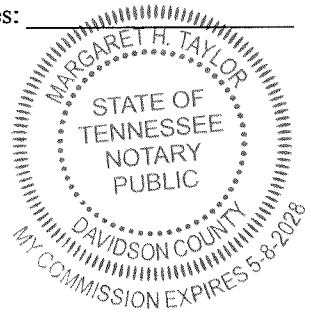
State of Tennessee

County of Davidson

On this 7th day of January , 2025, before me the undersigned authority, personally appeared Chandler Adam Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary

My Commission Expires: _____



State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $524,900.00.

Elaine C. Williamson
Affiant

Sworn and subscribed before me this 7 day of January, 2025.

Notary

My Commission Expires: 3/25/25

AMBER D MCNABB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 03-25-2025

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/07/2025 (date of document).

Affiant Signature

01/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7 day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

202501080001636