WARRANTY DEED

Karen Johnson Davidson County
Batch # 1226417 DEEDWARR
01/14/2025 02:20:36 PM 3 pgs
Fees: $18.00 Taxes: $943.50
20250114-0002971

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 05/08/26

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2026

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brotherly Housing Solutions, LLC	**Same as New Owner**	
(NAME)	(NAME)	**096-06-0-030.00**
112 Lakepoint Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KENNETH WAYNE BRILEY, MARRIED AND SANDRA LEE WILLARD, MARRIED AND MELIDA JEWEL KLAUSNER, SINGLE AND THE ESTATE OF HELEN M. BRILEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BROTHERLY HOUSING SOLUTIONS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No. 3, on the Plan of Clover Bottom Subdivision, Section One, of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Helen M. Briley, unmarried by Warranty Deed from Angela R. Rodgers f/k/a Angela R. Breeding and husband, Heath Rodgers of record in Instrument No. 20081028-0107345 Register's Office for Davidson County, Tennessee, dated October 27, 2008 and recorded on October 28, 2008.

Said Helen M. Briley died Testate on August 24, 2024 vesting the subject property in the names of her heirs at law, Kenneth Wayne Briley, Sandra Lee Willard, and Melida Jewel Klausner as her probabted Last Will & Testament named no devisees for the subject real property. Evidence of such heirs at law is provided in Affidavit of Heirship recorded simultaneously herewith.

This conveyance is subject to:
- Taxes for the year 2025, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Page 50, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1581, Page 427, in the Register's Office for Davidson County, Tennessee.
- Easement Deed by court order in settlement of landowner action of record in Instrument Number 20140114-0003778, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2847 Blue Brick Drive, Nashville, Tennessee 37214**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 10th DAY OF JANUARY, 2025.

Kenneth Wayne Briley
Kenneth Wayne Briley

Sandra Lee Willard
Sandra Lee Willard

Melida Jewel Klausner
Melida Jewel Klausner

The Estate of Helen M. Briley
BY: Kenneth Wayne Briley
Kenneth Wayne Briley
Executor

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WAYNE BRILEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SANDRA LEE WILLARD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MELIDA JEWEL KLAUSNER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th of January, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WAYNE BRILEY, EXECUTOR of the THE ESTATE OF HELEN M. BRILEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 10th of January, 2025.

Notarized online using audio-video communication

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Ball, 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 1/10/25 (date of document).

Affiant Signature

Date 1/14/2025

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14 day of January, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/08/28

