Karen Johnson Davidson County
Batch# 1227952 DEEDWARR
01/17/2025 01:23:30 PM 3 pgs
Fees: $18.00 Taxes: $2,960.00
20250117-0004028

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2025.

Notary Public

MY COMMISSION EXPIRES: 11/3/25 (AFFIX SEAL)

SIDNEY KLETT NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

JM-P-24-103-0

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)
Charles Allen Brau and Virginia Shepherd	**SAME AS NEW OWNER**	
(NAME) **103 Braxton Hill Ct**	(NAME)	**131-12-0D-002.00-CO**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	
(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, **BETH SUSAN BARNETT, TRUSTEE OF THE BETH SUSAN BARNETT REVOCABLE LIVING TRUST, DATED NOVEMBER 14TH, 2022,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHARLES ALLEN BRAU AND VIRGINIA SHEPHERD, A MARRIED COUPLE,** 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 2 of Braxton Hill Condominium created under Title 66, Chapter 27, Section 101 et Seq. as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 7585, Page 317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements, appurtenant to said Unit as set forth in Exhibit B of said Master Deed. Reference is hereby made to the Plat of Braxton Hill Condominiums shown as Exhibit D to the Master Deed of record in Book 7585, page 317, said Register's Office, for a more complete identification and description of said Unit. Reference is also hereby made to the Plat of Darcie Crutcher Subdivision of record in Book 6200, Page 626, said Register's Office.

Being the same property conveyed to Beth Susan Barnett, Trustee of the Beth Susan Barnett Revocable Living Trust, dated November 14, 2022 by Quitclaim Deed from Beth S. Barnett of record in Instrument No. 20221114-0121248 Register's Office for Davidson County, Tennessee, dated November 14, 2022 and recorded on November 14, 2022.

This conveyance is subject to:
- Taxes for the year 2025 and subsequent years.
- Plan of record in Plat Book 6200, Page 626, Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Book 7585, Page 317, Register's Office for Davidson County, Tennessee.
- Charter of record in Book 8114, Page 257, 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: **103 Braxton Hill Ct, Nashville, Tennessee 37204**.

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 17th DAY OF JANUARY, 2025.

The Beth Susan Barnett Revocable Living Trust, dated November 14th, 2022

BY: Beth Susan Barnett
Beth Susan Barnett
Trustee

STATE OF New York
COUNTY OF Clinton

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BETH SUSAN BARNETT, TRUSTEE of THE BETH SUSAN BARNETT REVOCABLE LIVING TRUST, DATED NOVEMBER 14TH, 2022, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 17th of January, 2025.

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

Notarized online using audio-video communication

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, Jordan Myers, 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 January 17, 2025 (date of document).

Affiant Signature

Date 01/17/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 17th day of January, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025