Karen Johnson Davidson County
Batch# 1229444 DEEDWARR
01/23/2025 08:14:30 AM 3 pgs
Fees: $18.00 Taxes: $3,052.50
20250123-0005132

WARRANTY DEED

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $825,000.00

Affiant

Subscribed and sworn to before me, this the 21st day of January, 2025.

Notary Public

My commission expires: 8/19/28
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Brian Thompson **Karen Thompson**	NEW OWNER	**Map 171-04-0-A Parcel 040-00co**
5416 Brownstone Dr.		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Maggie Williams, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Thompson and Karen Thompson, husband and wife

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. 85 on the Plan of Section One, Brownstone, of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Maggie Williams, unmarried, by Warranty Deed dated May 31, 2013, from Peggy O. Sells, a single woman, of record in Instrument No. 20130603-0055469, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 9700, Pages 496 and 497, Register's Office for Davidson County, Tennessee, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Declaration of Covenants, Conditions, and Restrictions of Brownstone Homeowner's Association, Inc., of record in Book 10658, Page 952, and amended in Instrument No. 20010118-0005696, and By-Laws appended thereto in Book 10658, Page 995, said Register's Office. 3) Brownstone Homeowner's Association, Inc., Rules and Regulations, of record in Instrument No. 20221220-0131585, said Register's Office. 4) Charter of Brownstone Homeowners Association, Inc., of record in Book 10659, Page 15, said Register's Office. 5) All matters shown on the P.U.D. Boundary Plat of Brownstone of record in Plat Book 9700, Page 455, said Register's Office. 6) Conveyance of Open Space to Brownstone Homeowner's Association, Inc., of record in Instrument No. 20010719-0076872, said Register's Office. 7) All matters shown on the Resubdivision of the Open Space, of record in Instrument No. 20001002-0097054, said Register's Office. 8) Taxes for the current year prorated and assumed by the Grantee.

This is improved (x) Unimproved (____) property, known as **5416 Brownstone Dr., Brentwood, TN 37027**

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 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/our hand(s) this 21st day of **January, 2025.**

Maggie Williams

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Maggie Williams,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of **January, 2025.**

Notary Public

My Commission Expires: 5/9/2026

MIKE BOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

True Copy Certification

I, Jennifer Harris, do hereby make oath that the 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 1-21-25 (date of document).

Affiant Signature

1-21-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 21st day of January, 2025.

Notary's Signature

My Commission Expires: 10/21/2028

MELODY R. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY