Karen Johnson Davidson County
Batch# 1232660 DEEDWARR
01/31/2025 02:00:30 PM 3 pgs
Fees: $18.00 Taxes: $2,112.70
20250131-0007562

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $571,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2025.

E. KIRKHAM GORE III STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/12/27
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Samuel Mullaney and Julie Brown	NEW OWNER	081-03-0-155.00
(NAME)	(NAME)	
2310 14th Avenue North	2310 14th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Terry W. Brown and Teresa R. Brown**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Samuel Mullaney, a single man, and Julie Brown, a single woman, as tenants in common with right of survivorship**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 6, on the plan of A. B. SHANKLAND PLAN, in the Subdivision of Lot No. 7 of Owen's Buena Vista Property, of record in Plat Book 21, Page 44, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Terry W. Brown and Teresa R. Brown, husband and wife, by Warranty Deed dated 01/27/2022 from Daniel Leksell and Megan Leksell, husband and wife, of record in Instrument No. 20220131-0010776, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:
Matters shown on plat of record in Plat Book 21, Page 44, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) property taxes for the current year and subsequent years, and (6) other matters of public record.

unimproved ☐
This is improved ☒ 2310 14th Avenue North, Nashville, TN 37208
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, their heirs and assigns forever; and we do covenant with 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.

Effective the 31st day of January, 2025.

Terry W. Brown

Teresa R. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 31st day of January, 2025, before me personally appeared Terry W. Brown and Teresa R. Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Notary Public
My Commission Expires: 4/12/32

E. KIRKHAM GORE III
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 1st Avenue, Suite 200
Franklin, TN 37064

CERTIFICATE OF AUTHENTICITY

I, K. Thomas Sidwell, do hereby make oath that I am a licensed attorney and/or 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 31st day of January, 2025.

K. Thomas Sidwell
Date: 1/31/25

STATE OF TN

COUNTY OF Williamson

Sworn to and subscribed before me this 31st day of January, 2025.

Kimberly D Hicks
Notary Public
My Commission Expires: 1-21-26

