Karen Johnson Davidson County
Batch# 1232779 DEEDWARR
02/03/2025 08:40:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250203-0007729

# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 29th day of January, 2025.

(Affix Seal) Notary Public

My Commission Expires: 4-13-25

CHERIE FRANKLIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 04-13-2025

2024-12-2421

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

**HALE TITLE AND ESCROW, LLC**
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

| Address of New Owners: | Send Tax Bills To: | Tax ID#: |
|---|---|---|
| Hannah K. Brown and Marcos Brown<br>2009 Sherbrooke Lane<br>Nashville, TN 37211 | (c/o) SWBC Mortgage Corp.<br>~~NEW OWNER~~<br>9311 San Pedro #100<br>San Antonio, TX<br>78216 | Map/Parcel<br>180-04-0A-037.00-CO |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jordan H. Erwin, a married woman**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Hannah K. Brown and Marcos Brown, wife and husband**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 161 on the Plan of Section One, Highland Creek of record in Plat Book 9700, Page (s) 959 and 960, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jordan H. Booth, unmarried by Warranty Deed from Kenneth D. Little and wife, Janet P. Little of record in Instrument No. 20190610-0055607 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 10, 2019.

Being the same property conveyed to Jordan H. Erwin, a married woman by Quitclaim Deed from Jordan H. Erwin, formerly known as Jordan H. Booth, a married woman who acquired title as unmarried, joined in execution by spouse, Gunner Erwin of record in Instrument No. 20201028-0125207 Register's Office for Davidson County, Tennessee, dated September 15, 2020 and recorded on October 28, 2020.

This conveyance is subject to the following: Metropolitan Nashville Property Taxes for the year 2025, and subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2009 Sherbrooke Lane, Nashville, TN 37211.

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, its successors and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds itself, its successors and

assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

Joining in this conveyance is the Grantor's spouse for the purpose of conveying any rights, title and interest he may have in the subject property by virtue of his marriage to the Grantor.

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 29 day January, 2025.

Jordan H. Erwin

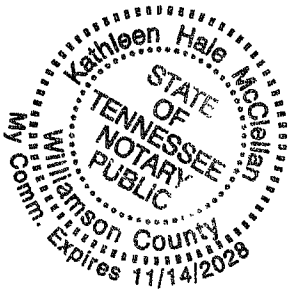
Gunner Erwin

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 29 day of January, 2025, before me personally appeared Jordan H. Erwin and Gunner Erwin, 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's (or persons') free act and deed.

Witness my hand, at office, this 29 day of January, 2025.

Notary Signature
My commission expires:



**True Copy Certification**

I, Yvette Meldrum, 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 29, 2025.

Signature
January 29, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this January 29, 2025

Notary's Signature

My Commission Expires: 4-13-25

