Karen Johnson Davidson County
Batch# 1233186 DEEDWARR
02/04/2025 09:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,720.13
20250204-0008258

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $464,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 31st day of January, 2025.

NOTARY PUBLIC

My commission expires: 3/3/2025

CORRIVEAU NOTARY PUBLIC TENNESSEE WILSON COUNTY My Commission Expires 03-03-2025

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
Celia Stewart Rouse, Attorney-at-Law
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chandler Acquaviva and Rorrie Acquaviva (NAME)	Primis Mortgage (NAME)	015-13-0A-040-00
911 Fancher Lane (ADDRESS)	5535 Currituck Dr. Ste 120 (ADDRESS)	
Joelton, TN 37080	Wilmington NC 28403	

Warranty Deed

For and in Consideration of the sum of $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 **Brittney Len Brown and Donald Eugene Brown III, wife and husband,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chandler Acquaviva and Rorrie Acquaviva, a married couple**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County Tennessee, being Lot No. 40 on the Final Plat, Falls Subdivision, of record in Instrument No. 20191015-0105302, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brittney Len Bebout, unmarried and Donald Eugene Brown III, unmarried, as tenants in common with right of survivorship by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record as Instrument No. 20200929-0111784 in the Register's Office for Davidson County, Tennessee, dated September 25, 2020 and recorded on September 29, 2020.

The said Brittney Len Bebout and David Eugene Brown, III having since married. The said Brittney Len Bebout being now known as Brittney Len Brown.

This property is __unimproved _X_improved property known as: 911 Fancher Lane, Joelton, TN 37080.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown

of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 31st day of January, 2025.

Brittney Len Brown

Donald Eugene Brown III

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brittney Len Brown and Donald Eugene Brown III, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of January, 2025.

Notary Public
My Commission Expires:

GREGG W. CLARKE
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires October 25, 2026
WILSON COUNTY

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 2-23755-mc

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on** 1/31/25 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 1/31/25

State of Tennessee

County of Davidson

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

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

BRIA SAWYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 3/20/2028