WARRANTY DEED

Karen Johnson Davidson County
Batch# 1236585 DEEDWARR
02/12/2025 12:01:30 PM 3 pgs
Fees: $18.00 Taxes: $1,794.50
20250212-0010715

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OF VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER
$485,000.00

Affiant

SUBSCRIBED AND SWORN TO BEOFRE ME, THIS THE 5TH DAY OF FEBRUARY, 2025.

Notary Public

MY COMMISSION EXPIRES:
MARCH 9, 2027

(AFFIX SEAL)

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

THIS INSTRUMENT WAS PREPARED BY
Evergreen Settlement Services, LLC, 3401 Mallory Lane, #200, Franklin, TN. 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP0PARCEL NO.(S)
Jacob Brown and Caroline Parker	OneTrust International Attn: Closing Documents	147-06-0-105.00
(NAME) 4803 Milner Drive	(NAME) 273 Ponce de Leon Avenue, Suite 1500	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Jaun, PR. 00917	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Dana Gayle Bruce, an unmarried person, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto Jacob Brown and Caroline Parker, husband and wife , "the Grantee," the following described real estate in Davidson County, Tennessee:

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. 48 on the Plan of Battery Crest Subdivision, Section 1, as of record in Book 2900, Page 91, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Dana Gayle Bruce, an unmarried individual by Warranty Deed from Sharon K. Maguire and Dennis Roach, wife and husband of record in Instrument No. 20161130-0125498 Register's Office for Davidson County, Tennessee, dated November 28, 2016 and recorded on November 30, 2016.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

Unimproved ☐
This is improved ☒ property, known as 4803 Milner Drive, Nashville, TN 37211

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 5TH day of FEB, 2025

Dana Gayle Bruce

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 5TH day of FEBRUARY 2025, before me personally appeared Dana Gayle Bruce, 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 5TH day of FEB, 2025.

Notary Signature
My commission expires: MARCH 9, 2027

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Tennessee Certification of Electronic Document

I, Hailey Hodges, 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 2-5-25 (date of document).

Affiant Signature

2-5-25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5th day of February 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10-10-26

NOTARY'S SEAL

