State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $460,000.00.

Affiant

Subscribed and sworn to before me, this 18th day of February, 2025.

Notary Public:
My Commission Expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-20-2028

Karen Johnson Davidson County
Batch# 1238857 DEEDWARR
02/20/2025 12:10:30 PM 3 pgs
Fees: $18.00 Taxes: $1,702.00
20250220-0012321

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Christopher Becker and Twyla Becker Revocable Trust 33213 North Sears Blvd Grayslake IL 60030	First Community Mortgage Inc 262 Robert Rose Drive Suite 200 Murfreesboro TN 37129	141-12-0B-043.00 CO

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, I/we, **Robert Browning and Esterlina Browning, husband and wife**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do transfer and convey unto **Christopher Jon Becker and Twyla Becker, Co-Trustees of Christopher Becker and Twyla Becker Revocable Trust, dated November 16, 2022**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 36 on the Plan of Phase 3, Southampton, of record in Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Robert Browning and Esterlina Browning, husband and wife, by Warranty Deed from Charles Botts and Ligia Botts, husband and wife, dated 8/16/2023 and recorded 8/21/2023 in Instrument No. 20230821-0064991; and the same property previously conveyed to Charles Botts and wife, Ligia Botts by Warranty Deed from Philip J. Arcangel and wife, Lori R. Arcangel, dated 10/8/1999 and recorded 10/13/1999 in Book 11701, Page 590, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

Declaration of Covenants, Conditions and Restrictions of record in Book 6120, Page 450; amended in Book 6231, Page 63, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 6355, Page 517, Register's Office for Davidson County, Tennessee.

Conveyance of Common Areas in Book 7385, Page 769, Register's Office for Davidson County, Tennessee.

Charter in Book 6323, Page 132, Register's Office for Davidson County, Tennessee.

All existing easements and all other matters shown on plat of record in Plat Book 5200, Pages 689-690, Register's Office for Davidson County, Tennessee.

2025 Davidson County taxes; a lien not yet due and payable.

This is (__X__) improved (____) unimproved property, known as: 1220 Brenner Drive, Nashville, TN 37221

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(s), his/her/their assigns forever. Grantor(s) covenant(s)

with said Grantee(s) that we are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes and unless otherwise herein set out, and encumbrances of record.

GRANTOR(S) further covenant and bind ourselves, our heirs, successors, and representatives to warrant and forever defend the title to the said land to the said Grantee(s), his/her/their heirs, successors, 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 the 18th day of February, 2025.

Esterlina Browning

Robert Browning

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Robert Browning and Esterlina Browning, the bargainor(s), 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 18th day of February, 2025.

Commission Expires: 09/27/26

Notary Public: Brenda Huntsman



True Copy Certification

I, **Tammy Carney,** 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 this the 18 day of February, 2025.

Affiant Signature

Date 2-18-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of February, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

