Karen Johnson
Batch # 1242479
03/03/2025 11 14 23 AM
Fees $13 00 Taxes $4,255 00
Davidson County
DEEDWARR
2 pgs
20250303-0015559

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2025

Notary Public

MY COMMISSION EXPIRES
(AFFIX SEAL)

CARLIE VAN HUIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 09, 2027

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 190D Saundersville Road , Suite 3002, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NO (S)
Ryan Drew Brittain and Emily Elizabeth Brittain		Parcel ID 131 12 0H 002 00-CO
(NAME) 1106A Biltmore Dr	(NAME) NEW OWNER	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Brian Farrell and Emily Farrell, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ryan Drew Brittain and Emily Elizabeth Brittain, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit

Land in Davidson County, Tennessee, being Unit A, together with the appurtenant interest in the common elements of Biltmore II Townhomes, a Horizontal Property Regime established by the Declaration recorded in Instrument No 20061222-0158544 as amended in Instrument Number 20070831-0105024, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property, said Unit being depicted on the site plan attached as Exhibit "B" to the aforementioned Declaration

Being the same property conveyed to Brian Farrell and Emily Farrell from Matthew Joyce and Manda M. Joyce, husband and wife by Warranty Deed dated September 23, 2019 and recorded on October 1, 2019 in Instrument No 20191001-0099681, Register's Office for Davidson County, Tennessee

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 1106A Biltmore Dr , Nashville, TN 37204

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.

Witness our hands this 28th day of February, 2025

Brian Farrell

Emily Farrell

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Brian Farrell and Emily Farrell, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 28th day of February, 2025

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY