This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite #102
Nashville, TN 37212
File Number: 4-4921-TM

Karen Johnson Davidson County
Batch# 1242620 DEEDWARR
03/03/2025 02:46:30 PM 3 pgs
Fees: $18.00 Taxes: $5,823.80
20250303-0015782

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,574,000.00.

Affiant

Subscribed and sworn to before me, this the 28th day of February, 2025.

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

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Kensey Biggs 42 Green View Nashville, TN 37205	Fifth Third Bank, National Association 5001 Kingsley Drive Cincinnati, OH 45227	104 14 0G 098.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **G. William Brown and wife, Patsy Brown** (individually and/or collectively, "Grantor"), transfer and convey unto **Kensey Biggs, married woman** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land lying in Davidson County, Tennessee, more particularly described as follows:

Lot No. 141 on the REVISION TO LOTS 141 AND 142 OF WHITWORTH, PHASE 01A/GREENVIEW, of record in Plat Book 8250, page 26, 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 G. William Brown and wife, Patsy Brown, by Warranty Deed from Susan Berk-Seligson and Mitchell A. Seligson, Trustees of The Susan Berk-Seligson Living Trust, established by the Revocable Trust Agreement of Susan Berk-Seligson, dated December 5, 2007, of record in Instrument No. 20190418-0035674, in the Register's Office of Davidson County, Tennessee, dated April 10, 2019 and recorded on April 18, 2019.

This is improved property located at: **42 Green View, Nashville, TN 37205**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/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 Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2025.

GRANTOR:

G. William Brown

Patsy Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared G. William Brown and Patsy Brown, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 28th day of February, 2025.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-8-2028

True Copy Certification

I, **Tonya Cherry,** 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 28 day of February, 2025.

Affiant Signature
Date 2-28-25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 28 day of February, 2025.

Notary's Signature
MY COMMISSION EXPIRES:

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