Karen Johnson
Batch # 1244490
03/10/2025 09 04 38 AM
Fees $13 00 Taxes $1,924 00
Davidson County
DEEDWARR
2 pgs
20250310-0017649

Return to:

Bridgehouse Title
342 Cool Springs Blvd.
Suite 202
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $520,000 00

Affiant

Subscribed and sworn to before me, this 3RD DAY OF MARCH, 2025.

Notary Public

MY COMMISSION EXPIRES.

(AFFIX SEAL)

PONDA CULBERSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 02-28-2027

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elijah D Brown and Victoria H Brown, husband and wife	Guaranteed Rate, Inc. (NAME)	
727 Douglas Ave (ADDRESS)	PO Box 105178 (ADDRESS)	071-16-0A-003 00-CO
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Atlanta, GA 30348-5178 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Shannon R. Ewing, an unmarried woman, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Elijah D. Brown and Victoria H. Brown, husband and wife, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No 3 on the Plan of The Flats at Highland Heights of record in Declaration of Covenants, Conditions and Restrictions for The Flats at Highland Heights, a Horizontal Regime with Private Elements, in Instrument No. 20150203-0010060, as amended in Instrument No. 20150609-0054331, said plan being shown on Exhibit B to said amendment, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Shannon R. Ewing, an unmarried woman by Warranty deed from Clint Higham, a single person of record in Instrument No 20180417-0035947 Register's Office for Davidson County, Tennessee, dated April 13, 2018 and recorded on April 17, 2018.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 727 Douglas Ave, Nashville, TN 37207
(House Number) (Street) (PO Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 3rd day of March, 2025.

WARRANTY DEED

(Continued)

Shannon R Ewing

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Shannon R Ewing, an unmarried woman, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd day of March, 2025

Notary Public

My Commission Expires 7/10/2027

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(SEAL)

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072