Karen Johnson Davidson County
Batch# 1246031 DEEDWARR
03/14/2025 08:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,460.50
20250314-0018638

WARRANTY DEED

File #25-PA-5307-B

HEATHER LEE NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES JANUARY 21 2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $665,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March, 2025.

Heather Lee
Notary Public
MY COMMISSION EXPIRES: 1-21-29

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joseph B. Toungette and Kathryn I. Toungette	**Provident Funding Associated, LP**	
(NAME)	(NAME)	
5307 B Illinois Avenue	1235 North Dutton Ave, #E	**091 11 0 402.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Santa Rosa, CA 95401	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

ARTHUR BRANNAN, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

JOSEPH B. TOUNGETTE AND KATHRYN I. TOUNGETTE, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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 Lot No. 1216, of Block 177, on the plan of PLAN NO. 1 Of WEST NASHVILLE, as shown by plat of record in Plat Book 57, Pages 74 and 75, 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 lots join and front together 50 ft on South side of Illinois Ave and extend back Southwardly between parallel lines 150 ft to an alley 25 ft wide.

Being the same property conveyed to Arthur Brannan, married man, by Warranty Deed from Benjamin J. Fehr, a single man, of record in Instrument No. 20200929-0112236, in the Register's Office of Davidson County, Tennessee, dated September 29, 2020 and recorded on September 29, 2020.

SARAH GIBLIN, spouse of seller, ARTHUR BRANNAN, hereby executes this deed to convey any marital interest they she may have in said property.

This conveyance is subject to:
* Property Taxes for the year 2025 and all subsequent years.
* Plat of PLAN NO. 1 OF WEST NASHVILLE, as recorded in Plat Book 57, Page(s) 74 and 75.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **5307 B Illinois Avenue, Nashville, TN 37209.**

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 11th day of March, 2025.

Arthur Brannan

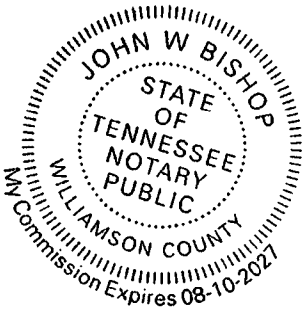
Sarah Giblin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of March, 2025, before me personally appeared ARTHUR BRANNAN and SARAH GIBLIN 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 11th day of March, 2025.

Notary Signature
My commission expires:



Return To:
Allegiance Title of TN, LLC
278 Doug Warpoole Rd, Ste 218
Smyrna, TN 37167
File No. 25004899

Tennessee Certification of Electronic Document

I, Nikki McKinney, 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 3-11-25 (date of document).

nmckinney
Affiant Signature

3-12-25
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 12th day of March, 2025.

Heather Lee
Notary's Signature

MY COMMISSION EXPIRES: 1-21-29

NOTARY'S SEAL

