Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd , #165
Nashville, TN 37215

39-B
File #25-1032

Karen Johnson
Batch # 1246257
03/14/2025 11 57 41 AM
Fees $13 00 Taxes $3,028 45

Davidson County
DEEDWARR
2 pgs

20250314-0018916

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William T. MacDonald and Jennifer A. MacDonald, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Matthew Stephen Braun and Rachel Miller Braun, husband and wife**, hereinafter called the **Grantee**, Grantee's 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. 138 on the Plan of Section Five, West Meade Hills, of record in Plat Book 3300, Page 98, 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 William T. MacDonald and Jennifer A. MacDonald, husband and wife by Warranty Deed from Ted Barone and Jacqueline Clougherty, husband and wife of record in Instrument No. 20161222-0134926 Register's Office for Davidson County, Tennessee, dated December 19, 2016 and recorded on December 22, 2016.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 6829 Pennywell Drive, Nashville, TN 37205.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:
Matthew Stephen Braun
6829 Pennywell Drive
Nashville, TN 37205

RESPONSIBLE FOR TAX PAYMENT
NEW OWNER

TAX MAP-PARCEL #:
115-05-0-046.00

WITNESS THE EXECUTION HEREOF this 5th day of March, 2025.

William T. MacDonald

Jennifer A. MacDonald

State of Tennessee)
County of Davidson)

On this 5th day of March, 2025, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named William T. MacDonald and Jennifer A. MacDonald, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 818,500.00.**

Affiant

Sworn and subscribed before me on this the 13th day of March, 2025.

Notary Public

My Commission Expires: 10/4/27

JODI JACKSON
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON