This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road
Suite #130
Hendersonville, TN 37075
File Number: 9-5504-AP

Karen Johnson Davidson County
Batch# 1251480 DEEDWARR
03/24/2025 03:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,201.50
20250324-0022031

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $595,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of March, 2025.

CHARLES D LIGHTSEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Janelle Kevin 4235 Hillsboro Pike# 693 Nashville, TN 37215	New Owner	072-10-0-075

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Justin Tyler Brown and Mary Helen Simmons, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Janelle Kevin, an unmarried 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 in Davidson County, Tennessee, being all of Lot No. 6, Block 2, Map of Burchwood Place, according to survey and plat of same appearing of record in Book 547, page 183, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to Justin Tyler Brown, an unmarried man and Mary Helen Simmons, an unmarried woman, as tenants in common with right of survivorship by Warranty Deed from Melissa T. Stugart and Reuben A. Stugart, wife and husband, dated August 20, 2018, recorded August 22, 2018, of record in Instrument No. 20180822-0083312, Register's Office for Davidson County, Tennessee.

**NOTE: With this conveyance legal description is being corrected as to plat book reference due to Scrivener's Error in previous deeds.

This is improved property located at: **1026 Burchwood Avenue, Nashville, TN 37216**

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 24th day of March, 2025.

GRANTOR:

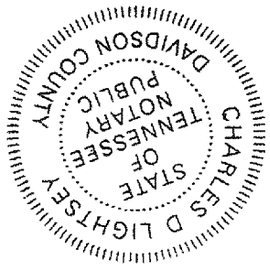
Justin Tyler Brown

Mary Helen Simmons

STATE OF TENNESSEE
COUNTY OF SUMNER

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Justin Tyler Brown and Mary Helen Simmons, the within named bargainor(s), 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 24th day of March, 2025.



Notary Public
My Commission expires: 5/3/26

202503240022031

CERTIFICATE OF AUTHENTICITY

I, Alicia Johnson, do hereby make oath that I am 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 **03/24/2025**.

Affiant Signature

03/24/2025
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 03/24/2025.

Notary's Signature

My Commission Expires: 4-21-26

Notary's Seal

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY