THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 250350209**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $425,000.00. Affiant Subscribed and sworn to before me, this 31st day of March, 2025. Notary Public My Commission Expires: 4-13-25

Karen Johnson Davidson County
Batch# 1254974 DEEDWARR
04/02/2025 08:33:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20250402-0024869

CHERIE FRANKLIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 04-13-2025

WARRANTY DEED

Address New Owner: George Groh and Julia S. Groh 2069 Stanford Village Drive Antioch TN 37013	Send Tax Bills To: Old National Bank One Main Street Evansville, IN 47708	Tax Information: Tax Parcel ID No. 173-11-0A-055.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kevin Ray Brown and Courtney Danielle Brown, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **George Groh and Julia S. Groh, joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 26, as shown on the map entitled Section Two Stanford Village, of record in Instrument No. 20010226-0017614, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to KEVIN RAY BROWN AND COURTNEY DANIELLE BROWN, HUSBAND AND WIFE, by deed from MALLORY SNOW WESSON AND SCOTT CHARLES WESSON, WIFE AND HUSBAND, of record in Instrument No. 20220603-0064342, dated May 31, 2022, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2025 and subsequent years for Map-Par. 173-11-0A-055.00 CO.

Matters shown on the Plan of record in Instrument No. 20010226-0017614, said Register's Office.

Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Instrument No. 20000203-0011283, amended in Instrument No. 2000028-0019107, supplemented in Instrument No. 20010319-0026310, said Register's Office. By-Laws of record in Instrument No. 20000217-0016311, said Register's Office.

This is improved property located at 2069 Stanford Village Drive Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 31st day of March, 2025.

Kevin Ray Brown

Courtney Danielle Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kevin Ray Brown and Courtney Danielle Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of March, 2025.

Notary Public

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2026

My Commission Expires: _____

True Copy Certification

I, Yvette Meldrum, 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 March 31, 2025.

Signature
March 31, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this March 31, 2025

Notary's Signature

My Commission Expires: 4-13-25

