Karen Johnson Davidson County
Batch# 1257614 DEEDWARR
04/08/2025 03:45:30 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20250408-0026840

WARRANTY DEED

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

B-RM-25-1705

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $615,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF APRIL, 2025.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Brian Claflin	**New Owner**	
(NAME) **87 Brevard Road, Apt 3**	(NAME) **87 Brevard Road, Apt 3**	**083 10 0 257.00**
(ADDRESS) **Asheville, NC 28806**	(ADDRESS) **Asheville, NC 28806**	
(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, **THERON E. CORSE, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BRIAN CLAFLIN, AN UNMARRIED MAN,** 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 Number 3 on the unrecorded Map Showing the subdivision of Lot No. 82 on the Plan of LOCKELAND-CHADWELL HOMEPLACE SUBDIVISION, of Record in Plat Book 57, Page 135, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 3 fronts 52 feet on the Northerly margin of Forest Avenue, formerly Morrow Street, and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Theron E. Corse, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, organized and existing under the laws of the United States of American, Grantor, by its duly authorized attorney in fact, Burrow Closing Management Corporation., of record in Instrument No. 20030205-0015606, in the Register's Office of Davidson County, Tennessee, dated November 13, 2002, and recorded on February 05, 2003.

This conveyance is subject to:
- Taxes and assessments for the year 2025 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of LOCKELAND-CHADWELL HOMEPLACE SUBDIVISION, as recorded in Plat Book 57, Page(s) 135.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1705 Forest Ave, Nashville, Tennessee 37206**.

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 4th DAY OF APRIL, 2025.

Theron E. Corse

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, THERON E. CORSE, the within named bargainor, 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 4th of April, 2025.

Notary Public
My Commission Expires: 11-3-25
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

True Copy Certification

I, **Tonya Cherry,** 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 this the 4 day of April, 2025.

Affiant Signature

Date 4/4/25

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 4 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027