Karen Johnson Davidson County
Batch # 1260445 DEEDWARR
04/16/2025 09 39 55 AM 3 pgs
Fees $18 00 Taxes $753 20
20250416-0028968

THIS INSTRUMENT PREPARED BY:
BEN WRIGHT, ATTORNEY AT LAW, PLLC
816 N. MILITARY AVENUE, SUITE 2
LAWRENCEBURG, TN 38464
File # 25262KM

FROM: EDWARD DWIGHT BROWN, SR., DEVISEE OF THE ESTATE OF DONALD EUGENE BROWN

TO: LATOYA A. JOSEPH

WARRANTY DEED

For and in consideration of the sum of TWO HUNDRED THREE THOUSAND FIVE HUNDRED SIXTY-SEVEN AND 50/100--- ($203,567.50) ---DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, I, EDWARD DWIGHT BROWN, SR., DEVISEE OF THE ESTATE OF DONALD EUGENE BROWN, have bargained and sold, and by these presents, do transfer and convey unto the said LATOYA A. JOSEPH, her heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more fully described as follows:

Land in Davidson County, Tennessee being Reserved Tract "D" on the plan of Mangum Heights, of record in Book 2330, Page 147, Register's Office of Davidson County, Tennessee and further described as follows

Beginning at a point in the westerly margin of Wharton Drive; thence in a southwesterly direction along the southerly line of Lot No. 35, a distance of 180.77 feet to a point; thence in a southeasterly direction a distance of 192.22 feet to a point, thence North 0° 15' West, a distance of 266.97 feet to a concrete monument in the westerly margin of Wharton Drive, thence along the westerly margin of Wharton Drive in a northwesterly direction a distance of 20.98 feet to the point of beginning

Subject to all matters shown on the Plan of record in Plat Book 2330, Page 147, Register's Office of Davidson County, Tennessee.

Subject to Restrictions of record in Book 2745, Page 621, Register's Office of Davidson County, Tennessee

Being the same property conveyed to Donald E Brown, unmarried by Warranty Deed from R E Hooper and Larry Crosslin, dated October 1, 1975, and recorded October 3, 1975 in Book 4958, Page 421, Register's Office of

Davidson County, Tennessee The said Donald E Brown having since died on November 7, 2021 See Probate Case No. P21-2477, Clerk & Master's Office of Lawrence County, Tennessee Also see Order Admitting Will to probate in Instrument No 20241021-0081339 and Last Will and Testament of record in Instrument No 20241021-0081340, Register's Office of Davidson County, Tennessee The Last Will and Testament of the said Donald Eugene Brown having devised subject property to Edward Dwight Brown, Sr

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO NOR HAS CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

MAP/PARCEL 148-06-0-113.00
PROPERTY ADDRESS 3723 WHARTON DRIVE, NASHVILLE, TN 37211

To have and to hold the said tract or parcel of land, with the appurtenances, estate title and interest, thereto belonging to the said LATOYA A. JOSEPH, her heirs and assigns forever. And I do covenant with the said LATOYA A. JOSEPH, that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for all matters as set out above.

And I do further covenant and bind myself, my heirs and assigns, to warrant and forever defend title to said land to LATOYA A. JOSEPH, her heirs and assigns against lawful claims of all persons whomsoever.

WITNESS MY HAND THIS 11th DAY OF APRIL, 2025.

ESTATE OF DONALD EUGENE BROWN

BY: Edward D. Brown Sr.
EDWARD DWIGHT BROWN, SR., DEVISEE

Return to
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: BG-LJ-25-3728

STATE OF TENNESSEE
COUNTY OF LAWRENCE

On this 11th day of April, 2025, before me personally appeared EDWARD DWIGHT BROWN, SR., DEVISEE OF THE ESTATE OF DONALD EUGENE BROWN, to me known or proved to me on the basis of satisfactory evidence to be the person described in and who acknowledged that he executed the foregoing instrument and acknowledged that he executed the same as his free act and deed and for the purposes therein contained and expressed. Witness my hand and seal at the City of Lawrenceburg, in the State of Tennessee.

BENJAMIN H. WRIGHT
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

NOTARY PUBLIC
My Commission Expires: 4/3/27

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 203,567.50, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Subscribed and sworn to before me this 11th day of April, 2025.

DASHA DELWORTH
SEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

NOTARY PUBLIC
My Commission Expires: 05/08/28

NEW OWNER(S): LATOYA A. JOSEPH
ADDRESS: 3723 Wharton Dr, Nashville, TN 37211

SEND TAX BILLS TO:
3723 Wharton Dr
Nashville, TN 37211

MAIL RECORDED DOCUMENT TO:
4826 Briarwood Dr
Nashville, TN 37211