Karen Johnson Davidson County
Batch# 1265043 DEEDWARR
04/25/2025 12:20:30 PM 3 pgs
Fees: $18.00 Taxes: $1,997.63
20250425-0032000

WARRANTY DEED

CASSANDRA LAHOUTI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No. SG-25-9287

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd day of April, 2025

Notary Public

MY COMMISSION EXPIRES: 11/2/2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rachel Morgan Gross	**New Owner**	
(NAME)	(NAME)	
2320 Burns Street		072-11-0Q-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/we, **Woody Marshall Brown Jr, a Married Man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rachel Morgan Gross, a single woman**, HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land In Davidson County, Tennessee, being Unit No. B on the plan of 2318 Burns Street, a Horizontal Property Regime with Private Elements of record in Exhibit "A" of the Declaration of Covenants, Conditions and Restriction at Instrument No. 20150414-0032744, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more particular description of said property.

Being the same property conveyed to Woody Marshall Brown by Warranty Deed from D223, LLC, a Tennessee limited liability Company of record in Instrument No. 20151214-0125601 Register's Office for Davidson County, Tennessee, dated December 10, 2015 and recorded on December 14, 2015.

Being the same property conveyed to Woody Marshall Brown Jr., single by Quitclaim Deed from Woody Marshall Brown Jr., married of record in Instrument No. 20190506-0041935 Register's Office for Davidson County, Tennessee, dated April 29, 2019 and recorded on May 06, 2019.

Being the same property conveyed to Woody Marshall Brown Jr., single by Quitclaim Deed from Woody Marshall Brown, married of record in Instrument No. 20190430-0039903 Register's Office for Davidson County, Tennessee, dated February 20, 2019 and recorded on March 30, 2019.

Ashleigh Brooke Brown is hereby joining in on the conveyance of this document to convey any and all marital rights she may have.

This is property more commonly known as 2320 Burns Street, Nashville, TN 37216.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 this 22nd day of April, 2025.

Woody Marshall Brown Jr
Woody Marshall Brown, Jr

Ashleigh Brooke Brown
Ashleigh Brooke Brown

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILLIAMSON

On this 22nd day of April, 2025, before me personally appeared Woody Marshall Brown, Jr, and Ashleigh Brooke Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of April, 2025.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-04-2028

Notary Signature
My commission expires:

Tennessee Certification of Electronic Document

I, Margaret Philpott 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 4/25/2025 (date of document).

Affiant Signature

4/25/2025
Date

State of Tennessee

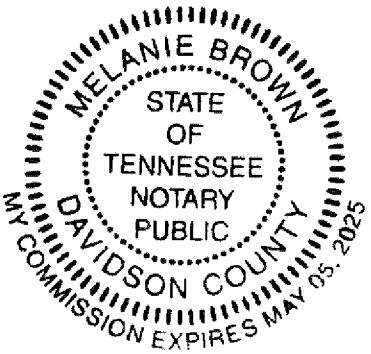
County of Davidson

Sworn to and subscribed before me this 25 day of April, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL



202504250032000