Karen Johnson Davidson County
Batch# 1271799 DEEDWARR
05/12/2025 11:27:30 AM 3 pgs
Fees: $18.00 Taxes: $2,503.79
20250512-0037167

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $676,780.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF MAY, 2025.

Notary Public

MY COMMISSION EXPIRES: 5/28/28
(AFFIX SEAL)

SANDRA L. MITSOS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

PREPARED BY & RETURN TO:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

06-NSH25-09413

Address of New Owner:	Send Tax Bills to:	Tax Information:
Kristin Conrad Brassell 2305 Northview Avenue Nashville, TN 37216	New Owner	072-10-0V-002.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matthew R. Champion and Hannah R. Champion, as Trustees of the Champion Family Trust dated July 12th, 2023**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Kristin Conrad Brassell, an unmarried woman,** hereinafter called the Grantees, their successors 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. 2, as established by Declaration of Covenants, Conditions and Restrictions for 2303 & 2305 Northview Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20160405-0032373 and being shown on Plat attached thereto as Exhibit "B", in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Hannah Staples, unmarried by Warranty Deed from Daniel A. Cellon and Samantha J. Cellon, husband and wife of record in Instrument No. 20220309-0026865 Register's Office for Davidson County, Tennessee, dated March 02, 2022 and recorded on March 09, 2022.

Being the same property conveyed to Matthew Champion and wife, Hannah Champion by Quitclaim Deed from Hannah Staples Champion of record in Instrument No. 20230511-0035041 Register's Office for Davidson County, Tennessee, dated April 28, 2023 and recorded on May 11, 2023.

Being the same property conveyed to Matthew R. Champion and Hannah R. Champion, as Trustees of The Champion Family Trust dated July 12, 2023 by Quitclaim Deed from Matthew Champion and wife, Hannah Champion of record in Instrument No. 20230718-0054988 Register's Office for Davidson County, Tennessee, dated July 12, 2023 and recorded on July 18, 2023.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 2305 Northview Avenue, Nashville, TN 37216

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this ~~9th~~ 8th day of May, 2025

Matthew R. Champion and Hannah R. Champion, as Trustees of the Champion Family Trust dated July 12th, 2023

BY: Matthew R Champion
Matthew R. Champion
Trustee

BY: Hannah R Champion
Hannah R. Champion
Trustee

STATE OF ~~TENNESSEE~~ Michigan

COUNTY OF Kent

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Matthew R. Champion, Trustee of the Matthew R. Champion and Hannah R. Champion, as Trustees of the Champion Family Trust dated July 12th, 2023 Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and seal at Kent County, ~~Tennessee~~ Michigan, this 8 day of May, 2025

Notary Public

My Commission Expires: May 16th 2029

KAREN CLINKSCALE
Notary Public - State of Michigan
County of Kent
My Commission Expires May 16, 2029
Acting in the County of Kent

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 5/8/25 (date of document).

Jennifer Russell
Affiant Signature

5/12/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 12th day of May 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

