Karen Johnson Davidson County
Batch# 1273615 DEEDWARR
05/15/2025 12:59:30 PM 4 pgs
Fees: $23.00 Taxes: $3,700.00
20250515-0038388

THIS INSTRUMENT PREPARED BY: **Mudter, Patterson & Cox PLLC** **3811 Bedford Avenue** **Suite 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 38563-03-2025**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,000,000.00. Affiant Subscribed and sworn to before me this 15th day of May, 2025. Notary Public My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

WARRANTY DEED

Address New Owner: Darby W. Brown 922 Belle Meade Blvd Nashville TN. 37205	**Send Tax Bills To:** Darby W. Brown 922 Belle Meade Blvd Nashville TN. 37205	**Tax Information:** Map and Parcel No.: 13007002700

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, **Ginette Stone, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Darby W. Brown, married** ("Grantee"), his heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 4403 Harding Place, Nashville, TN 37205.

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

And Grantor covenants that she 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 as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, his heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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 the 15th day of May, 2025.

Ginette Stone

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand, at office, this 15th day of May, 2025.

Notary Public

My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 3, as shown on the Map entitled Bransford Realty Co's Subdivision of Lots 57, 58, 60, 61, 63 & 65, In the New Golf Club Add., of record in Plat Book 421, Page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby maqde for a more complete and accurate legal description.

Being the same property conveyed to Ginette Stone, unmarried, by deed dated June 13, 2017 from Linda Evans, Mary Tygret, Ann Calhoun and Andrea Flowers-Householter, Co-Executrixes of The Linda B. Booth Estate, of record in Instrument No. 20170616-0060631, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2025, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. Map and Parcel No. 13007002700.
2. All matters appearing on the Plan of record as Plat Book 421, Page 149, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, George Mudter, 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 5/15/25 (date of document).

Affiant Signature

5/15/25
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 15 day of May, 2025.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

