Karen Johnson Davidson County
Batch# 1274501 DEEDWARR
05/19/2025 12:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,497.50
20250519-0039219

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203**	STATE OF Tennessee) COUNTY OF Williamson) The actual consideration or value, whichever is greater, for this transfer is: $675,000.00 Affiant Subscribed and sworn to before me, this 15th day of May 2025. Notary Public My Commission Expires: 11-21-26

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Ashley Emerson and John Michael Emerson, Jr., 8528 Beautiful Valley Drive, Nashville, TN 37221	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. 126 14 0A 007.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ARTHUR JUAN BROWN, UNMARRIED,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **VESTING IS ASHLEY EMERSON AND JOHN MICHAEL EMERSON, JR, WIFE AND HUSBAND,** (collectively, "Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Final Plat, Travis Trace Subdivision, Phase IA of record in Plat at Instrument No. 20141016-009578, 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 Arthur Juan Brown, unmarried by Deed dated February 27, 2020 from Thomas H. Prichard and Deborah G. Prichard, husband and wife, recorded March 2, 2020, in Instrument Number 202003020022958, in the Official Records of Davidson County, Tennessee.

This is improved property commonly known as: **8528 Beautiful Valley Drive, Nashville, TN 37221**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantor covenants that Grantor has 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 this 15th day of May, 2025.

ARTHUR JUAN BROWN

STATE OF New Jersey)
)
COUNTY OF Camden)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ARTHUR JUAN BROWN**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 01-26-28

AUTUMN L LUCIANI
Notary Public, State of New Jersey
Commission # 50075689
My Commission Expires Jan 26, 2028

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 15, 2025.

J. Carlton Drumwright

May 15, 2025
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 15, 2025.

Notary

My Commission Expires: 11/21/26

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY