Karen Johnson Davidson County
Batch# 1285386 DEEDWARR
06/17/2025 02:29:30 PM 3 pgs
Fees: $18.00 Taxes: $2,136.75
20250617-0047682

WARRANTY DEED

DONNA L SAVAGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 11-25-2028

STATE OF Tennessee
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 5th DAY OF June, 2025

Notary Public

MY COMMISSION EXPIRES: 11-25-2028
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan McGowan Kassi Browning	New Owner	
(NAME) 9283 Barco Road	(NAME)	181-11-0E-145.00-CO
(ADDRESS) Brentwood, TN 37027	(ADDRESS)	
(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, **Blake Allan Uniack, an unmarried man**, HEREINAFTER CALLED THE GRANTOR(S), HAVE/HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Nathan McGowan, Kassi Browning, husband and wife** , HEREINAFTER CALLED THE GRANTEE, HIS/HER/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 Lot No. 145 on the Plan of Final Plat The Hill Property, Phase 1B, of record in Plat at Instrument No. 20210818-0111925, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Blake Allan Uniack, unmarried man by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20220524-0060147 Register's Office for Davidson County, Tennessee, dated May 20, 2022 and recorded on May 24, 2022.

This conveyance is subject to all easements, restrictive covenants and conditions including those recorded located at The Register of Deed's Office for Davidson County, Tennessee and all other matters of record, including all items set out on any applicable plat of record.

This is improved x property, known as 9283 Barco Rd. Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)
unimproved

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 hand this 5 day of June, 2025

Blake Allan Uniack

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Blake Allan Uniack**, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 5 day of June, 2025.

Notary Public

My Commission Expires: 9-5-2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 09/05/2028
DAVIDSON COUNTY

Certificate of Authenticity

I, Kathleen Hale McClellan, 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 6/5/2025.

Date

Affiant Signature

6/5/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 5 day of June, 2025.

Notary's Signature

My Commission Expires: Jan 31st 2026

Date

Notary's Seal

MELANIE EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON