WARRANTY DEED

File #25-273

HEATHER MORRISON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 30, 2029

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $755,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd day of June, 2025

Notary Public

MY COMMISSION EXPIRES 1/30/29
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title & Escrow Services, LLC
1537 Franklin Road, Suite 202
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO.	MAP-PARCEL NUMBERS
Jason B. Casey, Trustee of the Sisters3 Irrevocable Trust dated October 29, 2024	NEW OWNER	071-16-0-204 00
(NAME)	(NAME)	
3927 Kimpalong Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **Molly A. Brown, a married woman,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason B. Casey, Trustee of the Sisters3 Irrevocable Trust dated October 29, 2024,** 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 Lot No. 110 and the Southerly one-half of Lot No. 109, on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 110 and the Southerly part of Lot No 109 front together 45 feet on the Westerly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Molly A. Brown, an unmarried woman by Quitclaim Deed from Renee M. Brown and Molly A. Brown of record in Instrument No. 20190930-0099408 Register's Office for Davidson County, Tennessee, dated September 27, 2019 and recorded on September 30, 2019. Molly A. Brown having since married Shanna Brown, who joins in the execution of this instrument for the purpose of quitclaiming and conveying to Grantee any and all interest she has in the subject property, marital or otherwise.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1214 North 6th Street, Nashville, TN 37207
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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

Karen Johnson Davidson County
Batch # 1289162 DEEDWARR
06/24/2025 10 22 09 AM 2 pgs
Fees $13 00 Taxes $2,793 50

20250624-0049558

IN WITNESS WHEREOF, the said Grantors have hereunto set their signatures to be effective as of the 20 day of June, 2025

Molly A. Brown
Molly A. Brown

Shanna Brown
Shanna Brown

STATE OF MASSACHUSETTS
COUNTY OF BARNSTABLE

On this 20th day of June, 2025, before me personally appeared Molly A. 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 20th day of June, 2025

Notary Signature Michael J O'Sullivan
My commission expires: 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

STATE OF MASSACHUSETTS
COUNTY OF BARNSTABLE

On this 20th day of June, 2025, before me personally appeared Shanna 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 20th day of June, 2025.

Notary Signature Michael J O'Sullivan
My commission expires 2/15/30

MICHAEL J. O'SULLIVAN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
February 15, 2030

RETURN RECORDED DOCUMENTS TO:

American Title and Escrow Service, LLC
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Brentwood, TN 37027