Karen Johnson Davidson County
Batch# 1292293 DEEDWARR
07/01/2025 09:50:30 AM 4 pgs
Fees: $23.00 Taxes: $2,099.75
20250701-0051729

WARRANTY DEED

NOTARIAL SEAL STATE OF OHIO

YOLANDA L. COLLIER
Notary Public, State of Ohio
My Commission Expires:
February 14, 2030

File No. AP-25-10081

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $567,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2025

Notary Public

MY COMMISSION EXPIRES: 2.14.30
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anna Purpero and Jordan Purpero	Primis Mortgage	
(NAME)	(NAME)	
1240 Brenner Drive	5535 Currituck Drive, Suite 120	141-12-0B-048.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Wilmington, NC 28403	
(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/we, **Elizabeth M. Browning and Jamal Browning, wife and husband and William John, a married man,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jordan Purpero and Anna Purpero, husband and wife,** 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. 41 on the Plan of Phase 3, Southampton, of record in Book 5200, Pages 689 and 690, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Elizabeth M. Browning and Jamal Browning, a married couple, (first party) and William John, a married man (Second Party); as tenants in common with rights of survivorship by Warranty Deed from Juanita D. Martin and Eric Martin, wife and husband of record in Instrument No. 20230403-0024200 Register's Office for Davidson County, Tennessee, dated March 31, 2023 and recorded on April 03, 2023.

The subject property was never the principal residence of William John or his spouse.

This is property more commonly known as 1240 Brenner Drive, Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2025 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

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/our hand this 26 day of June, 2025.

Elizabeth M. Browning

Jamal Browning

William John by Elizabeth M. Browning, his Attorney-In-Fact

STATE OF Utah
COUNTY OF Salt Lake

On this 26th day of June, 2025, before me personally appeared Elizabeth M. Browning and Jamal Browning, 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 26th day of June, 2025.

Notary Signature
My commission expires: August 17, 2028

JAMMIANN DEYOUNG
Notary Public - State of Utah
Comm. No. 737789
My Commission Expires on
Aug 17, 2028

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Elizabeth M. Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for William John and that this instrument was executed on behalf of the said William John for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. _____, in the Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this _____ day of June, 2025.

Notary Signature
My commission expires:

Witness my/our hand this _____ day of June, 2025.

_____
Elizabeth M. Browning

_____
Jamal Browning

_____
William John by Elizabeth M. Browning, his Attorney-In-Fact

STATE OF _____
COUNTY OF _____

On this _____ day of June, 2025, before me personally appeared Elizabeth M. Browning and Jamal Browning, 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 _____ day of June, 2025.

_____
Notary Signature
My commission expires:

STATE OF Utah
COUNTY OF Salt Lake

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named Elizabeth M. Browning with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for William John and that this instrument was executed on behalf of the said William John for the purposes therein contained pursuant to a Specific Durable Power of Attorney being recorded simultaneously herewith* at Instrument No. 202507010051728, in the Register's Office for Davidson County, Tennessee. TBD GD

Witness my hand, at office, this 26th day of June, 2025.

_____
Notary Signature
My commission expires: August 17, 2028

JAMMIANN DEYOUNG
Notary Public - State of Utah
Comm. No. 737789
My Commission Expires on
Aug 17, 2028

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 June 26th 2025 (date of document).

Affiant Signature

6/30/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30th day of June, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-2029

NOTARY'S SEAL

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2029

202507010051729