Karen Johnson Davidson County
Batch# 1305869 DEEDWARR
08/04/2025 02:12:30 PM 4 pgs
Fees: $23.00 Taxes: $3,792.50
20250804-0061646

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Actual consideration or value, whichever is greater is $1,025,000.00.

Affiant

Subscribed and sworn before me this the 31 day of July, 2025.

Notary Public
My commission expires: 3.20.28

SYDNEY ANGELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Joseph Carter Robinson	Mountian Commerce Bank	118-13-0 187.00
3614 General Bate Dr.	6101 Kingston Pike	
Nashville, TN 37204	Knoxville, TN 37919	

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, HELEN WOOLWORTH BROWN AND MORGAN RYAN BROWN, WIFE AND HUSBAND, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JOSEPH CARTER ROBINSON, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 42 on the Plan of Green Acres Subdivision, as shown on plat of record in Plat Book 1421, Page 21, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Helen Woolworth Brown and Morgan Ryan Brown, wife and husband, by Warranty Deed from Joseph R. Brett and Mamie D. Brett, husband and wife, dated 06/12/2020 and recorded 06/29/2020 in Instrument No. 20200629-0070061, in the Register's Office of Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3614 General Bate Dr., Nashville, TN 37204.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

HWB

MRB by HWB, AIF

Witness my hand this the 31st day of July, 2025.

Helen Woolworth Brown

Helen Woolworth Brown

Morgan Ryan Brown by Helen Woolworth Brown, his attorney in fact.

Morgan Ryan Brown by Helen Woolworth Brown as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

before me, the undersigned Notary Public in and for said County and State, personally appeared Helen Woolworth Brown with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Morgan Ryan Brown by Specific POWER OF ATTORNEY dated 07/25/2025, and who acknowledged that he executed the same as the free act and deed of Morgan Ryan Brown.

Witness my hand and official seal this 31st day of July, 2025.

My commission expires: 9-7-26

Notary Public

BENJAMIN SEAMON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

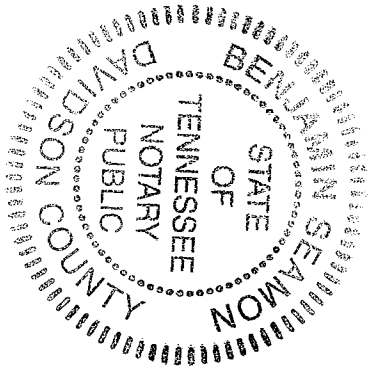
Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Helen Woolworth Brown, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2025.

My commission expires:

9-26

Notary Public



Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 7/31/25.

Affiant Signature

8/1/25

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 1 day of August, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 12/16/25

JENNIFER CROWELL
STATE OF TENNESSEE
NOTARY PUBLIC
LEWIS COUNTY