WARRANTY DEED

Karen Johnson Davidson County
Batch# 1315792 DEEDWARR
08/28/2025 02:16:30 PM 3 pgs
Fees: $18.00 Taxes: $1,450.40
20250828-0069081

AJ

STATE OF ~~TENNESSEE~~ New York
COUNTY OF ~~DAVIDSON~~ Ulster
AJ

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $392,000.00.

Garry Brown and Clare Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2025.

Notary Public

MY COMMISSION EXPIRES: 1/6/29
(AFFIX SEAL)

Anthony James Johnson Jr.
Notary Public, State of New York
Registration No. 01JO0032596
Qualified in Orange County
Commission Expires January 06, 2029

THIS INSTRUMENT WAS PREPARED BY:
Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 25-0346

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brett Allan Williams, II	New Owner	Map: 16102001800
(NAME) 5003 Meta Drive	(NAME)	
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS ($392,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

GARRY BROWN AND CLARE BROWN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BRETT ALLAN WILLIAMS, II, A SINGLE PERSON,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL RIGHT, TITLE AND INTEREST IN AND TO 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. 88 on the Plan of McMurray Hills of record in Plat Book 3700, Page 5, 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 Garry Brown and Clare Brown, husband and wife, by deed from Garry Brown, a married man, of record in Instrument No. 20020715-0084776, dated June 19, 2002, Register's Office for said County.

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This conveyance is made subject to: (1) 2025 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 5, said Register's Office.

This conveyance is subject to Restrictive Covenants of record in Book 3882, Page 846, Register's Office for said County.

unimproved ☐
This is improved ☒ property, known as 5003 Meta Drive, Nashville, TN 37211
(House No.) (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.

Witness our hands this 25th day of August, 2025.

Garry Brown

Clare Brown

STATE OF NEW YORK
COUNTY OF ULSTER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Garry Brown and Clare Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 25th day of August, 2025.

My Commission Expires: 1/6/29

Notary Public

Anthony James Johnson Jr.
Notary Public, State of New York
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Tennessee Certification of Electronic Document

I, Karla I Kard, 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 08/25/2025 (date of document).

Karla I Kard
Affiant Signature

08/28/2025
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 28th day of August, 2025.

Daniel Thompson
Notary's Signature

MY COMMISSION EXPIRES: 12/20/27

NOTARY'S SEAL

