THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
5107 Maryland Way
Brentwood, TN 37027
P25-17199-BW

Karen Johnson Davidson County
Batch # 1320606 DEEDWARR
09/09/2025 02:55:24 PM 2 pgs
Fees: $13.00 Taxes: $2,220.00

20250909-0072157

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 600,000.00.

Marilyn Weiner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2 DAY OF September, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-2-29

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marilyn Weiner	PRIMIS MORTGAGE COMPANY	
1707 Woodland Street	5535 CURRITUCK DR., #120	083-10-0-302.00
Nashville, TN 37206	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, WE, **Thomas Browne, married, Angelah Browne, unmarried, Durel Browne, unmarried and Joan Browne, a widow**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Marilyn Weiner, an unmarried woman**

HEREINAFTER CALLED THE GRANTEES, 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, State of Tennessee, being Lot No. 50 in the subdivision of the Chadwell Home Place, called Lockeland, a plan of which is of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the north side of Woodland (formerly Plum) Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Joseph A. Carroll and wife, Kathelene M. Carroll as to a 1/2 interest and Thomas S. Browne and wife, Joan C. Browne as to a 1/2 interest by Installment Deed from William B. McCord and wife, Mary W. McCord of record in Book 6324, Page 167, Register's Office for Davidson County, Tennessee, dated June 18, 1984 and recorded on June 26, 1984.

Being the same property conveyed to William D. Castleman, Trustee by Quitclaim Deed from Joseph A. Carroll and wife, Kathelene M. Carroll and Thomas S. Browne and wife, Joan C. Browne, of record in Book 10542, Page 950, Register's Office for Davidson County, Tennessee, dated June 18, 1997 and recorded on July 25, 1997.

Being the same property conveyed to Joan C. Brown, with Joseph A. Carroll and wife, Kathelene M. Carroll reserving a LIfe Estate Interest, by Quitclaim Deed from William D. Castleman, Trustee, of record in Book 10542, Page 950, Register's Office for Davidson County, Tennessee, dated June 18, 1997 and recorded on July 25, 1997.

Being the same property conveyed to Isaac Conner, Trustee, by Quitclaim Deed from Joan Browne, of record in Instrument No. 20230809-0061673, Register's Office for Davidson County, Tennessee, dated August 8, 2023 and recorded on August 9, 2023.

Being the same property convyed to Thomas Browne, Durel Browne and Angelah Browne, with Joan Browne reserving a Life Estate Interest, by Quitclaim Deed from Isaac Conner, Trustee, of record in Instrument No. 20230809-0061673, Register's Office for Davidson County, Tennessee, dated August 8, 2023 and recorded on August 9, 2023.

Subject property has never been the primary marital residence of Thomas Browne and his spouse.

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.

This is improved property known as **1707 Woodland Street, Nashville, TN 37206**

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DM-BR-25-1707

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 the 2 day of September, 2025.

Thomas Browne

Angelah Browne

Durel Browne

Joan Browne by Thomas Browne Attorney-in-Fact
BY: Thomas Browne, Attorney-in-Fact

Joan Browne by Durel Browne attorney-in-fact
BY: Durel Browne, Attorney-in-Fact

Joan Browne, by Attorney in Fact
BY: Angelah Browne, Attorney-in-Fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Browne, Angelah Browne, and Durel Browne,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 2 day of September, 2025.

Notary Public
My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Browne, Angelah Browne, and Durel Browne**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument on behalf of Joan Browne as her attorney in fact, as the free act and deed of the within named Joan Browne.

Witness my hand and official seal this the 2 day of September, 2025.

Notary Public
My Commission expires: _____

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028