Karen Johnson Davidson County
Batch # 1336417 DEEDWARR
10/21/2025 02 37 06 PM 3 pgs
Fees $18 00 Taxes $1,609 50
20251021-0083886

Name and Address of New Owner:
Kale Gardner and Madelyn Gardner
256 Tanksley Ave
Nashville, TN 37211

Send Tax Bills To
~~SAME~~ STEADFAST MORTGAGE
2 Cadillac Dr.
Brentwood, TN 37027

This Instrument Prepared By
The Law Office of Terrance Jones, PLLC
Jones Title Company, LLC
518 Georgia Avenue, Suite 200
Chattanooga, TN 37403

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-BR-25-256

Map & Parcel No: 119-14-0-030

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Garry Brown and wife, Karen Brown and Jerrod Brown, joined by spouse Holli Denham**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Kale Gardner and wife, Madelyn Gardner,** "the Grantees," the following described real estate in Davidson County, Tennessee

Land in Davidson County, Tennessee, being Lot No 5 of Block "E" on the map of Woodbine Courts, Part Two, not of record.

Said Lot No 5 of Block "E" fronts 75 feet on the north side of Tanksley Avenue and runs back between parallel lines, 155.5 feet to a dead line

Being the same property conveyed to Jerrod G Brown, Garry Brown and wife, Karen C. Brown by deed from Jerrod G Brown of record in Instrument No. 20161007-0106593 dated October 3, 2016 and recorded October 7, 2016, in the Register's Office of Davidson County, Tennessee

Subject to 35' minimum building setback line from Tanksley Avenue

Subject to 10' utility easement containing a sewer line along the northerly lot line

Subject to Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage recorded in Book 4168, Page 694, in the Register's Office of Davidson County, Tennessee.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon

Subject to taxes and assessments for the year 2026, and subsequent years, not yet due and payable.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 17th day of October, 2025

Garry Brown (SEAL)

Karen Brown (SEAL)

Jerrod Brown (SEAL)

Holli Denham (SEAL)

STATE OF TENNESSEE
COUNTY OF HAMILTON

On this 17 day of October, 2025, before me personally appeared Garry Brown, Karen Brown, Jerrod Brown and Holli Denham, 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 17 day of October, 2025

Notary Signature
My commission expires:

KORI MOORE
TENNESSEE NOTARY PUBLIC
My Comm Exp June 10, 2029
COUNTY OF HAMILTON

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $435,000 00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Affiant

STATE OF TENNESSEE
COUNTY OF Hamilton

Sworn to and subscribed before me this 17 day of October, 2025

Kori Moore
Notary Signature
My commission expires

KORI MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
June 10, 2029
COUNTY OF HAMILTON