RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
2615 MEDICAL CENTER PKWY, STE. 1560
MURFREESBORO, TN 37129
VT251100121

Karen Johnson Davidson County
Batch# 1352944 DEEDWARR
12/02/2025 03:52:30 PM 3 pgs
Fees: $18.00 Taxes: $1,040.63
20251202-0095600

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$281,250.00

Morgan A. Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME this the 1st day of December, 2025

Notary Public

MY COMMISSION EXPIRES:

KATIE BRITTON CARLTON
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN 4, 2027

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC. 2615 MEDICAL CENTER PKWY., STE. 1560 MURFREESBORO, TN 37126

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Morgan A. Brown and Andrew M. Brown **311 Thuss Avenue** **Nashville, TN 37211**	NEW OWNER	**133-02-0-088.00**

FOR AND IN 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,

Kelly Farmer, Unmarried

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

Morgan A. Brown and Andrew M. Brown , wife and husband

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, Tennessee, being Lot No. 25 on the Plan of W.G. Thuss's Subdivision, as of record in Plat Book 547, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said Lot No. 25 fronts 50 feet on the southerly side of Thuss Avenue and runs back between parallel lines with the easterly margin of Stewart Street, 150 feet to an alley.

BEING the same property conveyed to Kelly Farmer by Warranty Deed from Marilyn Putnam Elrod, formerly known as Marilyn Putnam, dated 4/7/2006 and recorded 4/20/2006 in Instrument No. 20060420-0045486, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the 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 government and zoning regulations.

This is improved (X) property known as **311 Thuss Avenue, Nashville, TN 37211**
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 1st day of December, 2025.

Kelly Farmer

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 Kelly Farmer the bargainor(s) 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 at Nashville, Tennessee, this 1st day of December, 2025.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-16-2029

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on December 1, 2025 (date of document).

Signature

12/1/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 1st day of December 2025.

Notary Public
My Commission Expires:

