Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B19-3263

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $161,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 16th day of January, 2020

Notary Public

Commission Expires: 12/15/21

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 701 Braidwood Drive Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	096-10-0-246.00

WARRANTY DEED

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, I/WE,

Jason Jetton, a single man, Michael Frey, Eric J. Burch, and Mohannad F. Azzam (a/k/a Mohhand F. Azzam)

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Adams, Trustee of The 701 Braidwood Drive Trust

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. 328 on the Plan of Cloverhill, Section V of record in Plat Book 2133, Page 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 328, which is a corner lot, fronts 95 feet on the Easterly martin of Braidwood Drive and fronts 142.9 feet on the Southerly margin of Leatherwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 140 feet on the Easterly line and 186.4 feet on the Southerly line, to a point of intersection.

Being the same property conveyed to Michael Frey, Jason Jetton, Eric J. Burch and Mohhand F. Azzam, a one-fourth interest as tenants in common by Quitclaim deed from Michael Frey and Jason Jetton of record in Instrument No. 20181018-0103271 Register's Office for Davidson County, Tennessee, dated October 16, 2018 and recorded on October 18, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: **701 Braidwood Drive, Nashville, TN 37214.**

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307, or other similar statute.

Karen Johnson Davidson County
Batch# 345262 DEEDWARR
01/17/2020 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $596.81
20200117-0006581

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Seller's signature is set forth below as of this 16th day of January, 2020.

Jason Jetton by Eric J. Burch attorney in fact

Michael Frey, by Eric J. Burch, his attorney in fact

Eric J. Burch by Eric J. Burch attorney in fact

Mohannad F. Azzam, by Eric J. Burch, his attorney in fact

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jason Jetton, Eric J. Burch, 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of January, 2020.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Witness my hand and official seal this 16th day of January, 2020.

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eric J. Burch with whom I am personally acquainted with or on the basis of satisfactory evidence and who, upon oath, acknowledged that he/she executed the within instrument for the purposes herein contained and who further acknowledge that he/she is the attorney in fact for Mohannad F. Azzam and who is authorized by Mohannad F. Azzam to execute this instrument on his/her behalf.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE **COUNTY OF WILLIAMSON**

Witness my hand and official seal this 16th day of January, 2020.

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Eric J. Burch with whom I am personally acquainted with or on the basis of satisfactory evidence and who, upon oath, acknowledged that he/she executed the within instrument for the purposes herein contained and who further acknowledge that he/she is the attorney in fact for Michael Frey and who is authorized by Michael Frey to execute this instrument on his/her behalf.

Notary Public

My Commission Expires: 5.23.23

KATHLEEN WILLIAMS TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

FRANCES WYMONETT ROSE
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 02-22-2022