This instrument prepared by:
Momentum Title, LLC
2500 21st Avenue South, Suite 102
Nashville, TN 37212
File Number: 4-8456-TC

Karen Johnson Davidson County
Batch# 471807 DEEDWARR
09/08/2020 02:43:22 PM 2 pgs
Fees: $13.00 Taxes: $1,964.70

20200908-0102164

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $531,000.00.

Briana Gage
Affiant

Subscribed and sworn to before me, this the 4th day of September, 2020.

Stacey Denson Palmer
Notary Public
My Commission Expires: 1/3/23

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Justin A. Branam and Leah S. Branam 1009 Sharpe Avenue Nashville, TN 37206	Community Mortgage LLC 3401 College Blvd Ste 220 Leawood KS 66211	82-01-0-012

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Christopher Robert Sisk and Cheryl Ann Sisk, husband and wife**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Justin A. Branam and Leah S. Branam, husband and wife**, 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. 38 on the Map of Jones & Bradfords, of record in Plat Book 161, page 142, in the Register's Office for Davidson County, Tennessee, to which map reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Christopher Robert Sisk and Cheryl Ann Sisk, husband and wife by Warranty Deed from Deborah Farzanegan, a single woman, dated February 27, 2017, recorded March 2, 2017, of record in Instrument No. 20170302-0020711, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1009 Sharpe Avenue, Nashville, TN 37206.**

This conveyance is made subject to 1) Property taxes for the year 2020 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, 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, Grantor has executed this instrument on this 4th day of September, 2020.

GRANTOR:

Christopher Robert Sisk

Cheryl Ann Sisk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Christopher Robert Sisk and Cheryl Ann Sisk, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 4th day of September, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____