Karen Johnson Davidson County
Batch# 523288 DEEDWARR
12/02/2020 10:17:30 AM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20201202-0139815

Name and Address of New Owner:
Johann Brandes and Mina Brandes
2502 Oakland Avenue
Nashville, TN 37212

Send Tax Bills To:
NEW OWNER

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 104-16-0-279.00

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, **Catherine Myrhum, Pamela Myrhum Stott, Mary Sue Myrhum Opay, and Mark C. Myrhum** , "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Johann Brandes and Mina Brandes, a married couple,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the southerly 1/2 of Lot No. 187 on the Plat of Belmont Land Company's Belmont Heights of record in Plat Book 421, Page 34, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 187 fronts 50 feet on the easterly margin of Oakland Avenue and extends back between parallel lines 175 fee to a alley in the rear.

Being the same property conveyed to Joseph A. Daugherty and wife, Connie Daugherty and Robert Whitman and L. J. Rottero., Jr., by Warranty Deed from Gladys S. Bradford, unmarried, of record in Book 6374, Page 760, Register's Office for Davidson County, Tennessee, dated August 31, 1984 and recorded on September 05, 1984. (Value or consideration shown in aforementioned deed $50,000.00.)

Being the same property conveyed to Franklin D. Brabson, Trustee, by Quitclaim Deed from Louis J. Rottero, Jr., Joseph A. Daugherty and wife, Constance Daugherty, of record in Book 8519, Page 182, Register's Office for Davidson County, Tennessee, dated December 31, 1999 and recorded on December 31, 1999; and within the same deed the said Franklin D. Brabson, Trustee, conveyed his interest in the subject property to Robert Whitman.

The said Robert Whitman died on January 10, 2020, testate, and his estate is being administered in Case No. 20P311, Probate Division, Davidson County.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 20-11265 by 2nd

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 29th day of October, 2020.

The Estate of Robert S. Whitman

By: Pamela Myrhum Stott (SEAL)
Pamela Myrhum Stott, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Pamela Myrhum Stott, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged herself to be the Executrix of The Estate of Robert S. Whitman, the within named bargainor, and that she as such Executrix being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate, by herself as such Executrix.

Witness my hand and seal this 29th day of October, 2020.

Notary Public
My commission expires: 3/8/21

Pamela Myrhum Stott
Pamela Myrhum Stott

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of October, 2020, before me personally appeared Pamela Myrhum Stott, 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 29th day of October, 2020.

Notary Signature
My commission expires: 3/8/21

Catherine Myrhum by Pamela M. Stott as attorney in fact
Catherine Myrhum, by Pamela M. Stott, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2020, before me personally appeared Pamela M. Stott to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Catherine Myrhum, and acknowledged that she executed the same as the free act and deed of the said Cathinere Myrhum.

Witness my hand and official seal at office at Nashville, Tennessee, this the 29th day of October, 2020.

My commission expires:
3/8/21

Notary Public

202012020139815

MARY SUE MYRHUM OPAY

Mary Sue Myrhum Opay, by Pamela M. Stott

BY PAMELA M. STOTT
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2020, before me personally appeared Pamela M. Stott to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mary Sue Myrhum Opay, and acknowledged that she executed the same as the free act and deed of the said Mary Sue Myrhum Opay.

Witness my hand and official seal at office at Nashville, Tennessee, this the 29th day of October, 2020.

My commission expires:
3/8/21

Notary Public

MARK C. MYRHUM

Mark C. Myrhum, by Pamela M. Stott

BY PAMELA M. STOTT
ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 29th day of October, 2020, before me personally appeared Pamela M. Stott to me known (or who proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Mark C. Myrhum, and acknowledged that she executed the same as the free act and deed of the said Mark C. Myrhum.

Witness my hand and official seal at office at Nashville, Tennessee, this the 29th day of October, 2020.

My commission expires:
3/8/21

Notary Public

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $800,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
29th day of October, 2020.

Notary Public
My commission expires:_____

REBECCA D PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
My Comm. Expires September 24, 2022

File No. 2020-1111

True Copy Certification

I, John Gleaves, 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 Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2021
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY