RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201200542

WARRANTY DEED

Karen Johnson Davidson County
Batch# 537592 **DEEDWARR**
12/18/2020 10:02:50 AM 2 pgs
Fees: $13.00 Taxes: $608.65

20201218-0150087

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$164,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 17th day of December, 2020

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark C. Ryan and Kathleen L. Ryan	**SAME**	**P/O 063-00-0-078.00**
7495 Shadow Creek Dr.		**P/O 063-00-0-255.00**
Summerfield, NC 27358		

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,

James K. Brahaney

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

Mark C. Ryan and Kathleen L. Ryan, 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. 3 on the Plan of Brahaney Subdivision, as shown on plat of record in Instrument No. 20201215-0147950, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

CHAIN I:
BEING part of the same property conveyed to James G. Menees by Partition Deed from Ed S. Menees, Bruce W. Menees, Nannie Menees Cummings, Henry C. Menees and John W. Menees, dated 7/6/1946 and recorded 11/12/1946 in Book 1360, Page 496, in the Register's Office of Davidson County, Tennessee. The said James G. Menees, also known as James Menees, having since died testate on May 9, 2001, his Estate having been probated under Docket No. 02P468, in the Probate Court for Davidson County, Tennessee. By his Last Will and Testament, he devised subject property to his wife, Mary Sue Menees. The said Mary Sue Menees having since died testate on February 13, 2005, her Estate having been probated under Docket No. 05P369, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her daughter, Sarah Brahaney. A copy of her Last Will and Testament having been recorded in Instrument No. 20051110-0136330, in the Register's Office of Davidson County, Tennessee. The said Sarah Brahaney, also known as Sarah Jeannine Brahaney, having since died testate on July 14, 2018, her Estate having been probated under Docket No. 18P1603, in the Probate Court for Davidson County, Tennessee. By her Last Will and Testament, she devised subject property to her husband, James K. Brahaney. A copy of her Last Will and Testament having been recorded in Instrument No. 20190225-0016965, in the Register's Office of Davidson County, Tennessee, thereby vesting subject property solely in James K. Brahaney.

CHAIN II:
BEING part of the same property conveyed to Sarah Jeannine Brahaney and husband, James K. Brahaney, by Quitclaim Deed from James G. Menees and wife, Mary Sue Menees, dated 4/18/2000 and recorded 4/19/2000 in Instrument No. 200004190039036; and being part of the same property previously conveyed to James G. Menees by Partition Deed from Ed S. Menees, Bruce W. Menees, Nannie Menees Cummings, Henry C. Menees and John W. Menees, dated 7/6/1946 and recorded 11/12/1946 in Book 1360, Page 496, in the Register's Office of Davidson County, Tennessee. The said Sarah Jeannine Brahaney having since died on July 14, 2018, thereby vesting subject property in James K. Brahaney, as surviving tenant by the entirety.

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 Unimproved (X) property known as **Lot 3, Brahaney S/D/1839 Neely's Bend Rd., Madison, TN 37115**
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 17th day of December, 2020.

James K. Brahaney

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 James K. Brahaney 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 17th day of December, 2020.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022