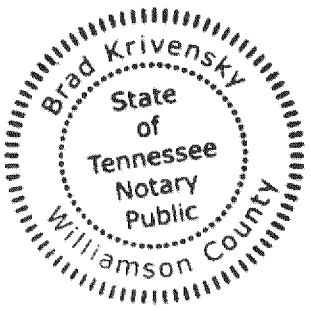
This instrument prepared by:
Homefront Title, LLC d/b/a Midtown Title of Murfreesboro
262 Robert Rose Drive
Suite 101
Murfreesboro, TN 37129
File Number: 2-9794-RO

Karen Johnson Davidson County
Batch# 538594 DEEDWARR
12/21/2020 09:00:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20201221-0150750

STATE OF TENNESSEE
COUNTY OF RUTHERFORD



The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me, this the 10th day of December, 2020.

Notary Public
My Commission Expires: 10-23-21

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Will Jared Brown and Catherine Taylor Brown 2084 Stanford Village Drive, Antioch, TN 37013	Churchill Mortgage Corp 1749 Mallory Lane, Ste 100 Brentwood, TN. 37027	173 11 0A 051.00

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, I/we, **William Glen Brannen, unmarried**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Will Jared Brown and Catherine Taylor Brown, husband and wife**, hereinafter called the Grantee(s), his/her/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. 22 on the Plan of Section Two, Stanford Village of record in Doc. No. 20010226-0017614, Register's Office for said County.

Said Lot No. 22 fronts 60.00 feet on the northerly margin of Stanford Village Drive and extends back 156.50 feet on the westerly line and 156.00 feet on the easterly line to a dead line in the rear, measuring 60.00 feet thereon.

Being the same property conveyed to William Glenn Brannen, unmarried, by Warranty Deed From Davone Saiyasak, married, of record in Instrument No. 20050912-0109131, in the Register's Office of Davidson County, Tennessee, dated September 06, 2005 and recorded on September 12, 2005.

This is ☒ improved or ☐ unimproved property located at: **2084 Stanford Village Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor 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 10th day of December, 2020.

GRANTOR:

William Glen Brannen

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared William Glen Brannen, 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 10th day of December, 2020.

Notary Public
My Commission expires: 5-18-24

RACHEL ODOM
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202012210150750

Certificate of Authenticity

I, John W. Bishop, 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 Williamson

Personally appeared before me, J. Carla Ikard, a notary public for this county and state, John W. Bishop who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

J CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 1-3-23

Notary's Seal (If on paper)