This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#234-468D

ADDRESS NEW OWNER:
Jonathan C. Clayborn
4900 Kilimanjaro Drive
Old Hickory, TN 37138

Karen Johnson Davidson County
Batch# 615316 **DEEDWARR**
04/15/2021 09:52:13 AM 2 pgs
Fees: $13.00 Taxes: $1,010.10
20210415-0050202

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Atlantic Union Bank
1800 Robert Fulton Drive, Suite 350
Reston, VA 20191

Parcel ID:
065-13-0-101.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ann J. Brandt, a widow,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jonathan C. Clayborn and Lakeesha Jackson Clayborn, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> 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. 468 on the Plan of Sherwood Forest, Section Five, as of record in Plat Book 4660, Page 190, Register's Office for said County, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Robert A. Brandt, Jr. and wife, Ann J. Brandt, by Deed dated April 7, 1994 from Ronald E. Faehr, Sr. and wife, Mary E. Faehr, recorded April 12, 1994, of record in Book 9308, Page 869, Register's Office for Davidson County, Tennessee. Robert A. Brandt, Jr. died June 13, 2020, leaving Ann J. Brandt as surviving tenant by the entirety.

This is improved property known as 4900 Kilimanjaro Drive, Old Hickory, TN 37138. Possession is to be given on April 12, 2021.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: DW-SR-TAC-214900

GRANTOR does further covenant and bind herself, her 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.

WITNESS my hand this the 12th day of April, 2021.

Ann J. Brandt

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ann J. Brandt, a widow,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 12th day of April, 2021.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is **$273,000.00**.

AFFIANT

Subscribed and sworn to before me on this 12th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/23

DAWN MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY