Karen Johnson Davidson County
Batch# 632101 DEEDWARR
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Fees: $27.00 Taxes: $0.00
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Prepared by and return to:
WISEMAN BRAY PLLC
8001 Centerview Parkway, Ste
Memphis, Tennessee 38018
(901) 372-5003

Map & Parcel: 142 14 0 073.00

WARRANTY DEED

Property Address & New Owner :	*	Mail Tax Statement to:
WILLIAM S. BRENNION and	*	William S. Brennion
MARY L. BRENNION	*	Mary L. Brennion
738 Harpeth Knoll Road	*	738 Harpeth Knoll Road
Nashville, TN 37221	*	Nashville, TN 37221

The GRANTOR, **WILLIAM S. BRENNION, a single person,** for and in consideration of Ten Dollars ($10.00), cash in hand paid, together with other good, valuable, and satisfactory consideration, the receipt of all of which is hereby acknowledged, does hereby bargain, sell, convey, and confirm the below-described property to:

WILLIAM S. BRENNION and wife, MARY L. BRENNION, as tenants by the entirety

Said real estate is located in Davidson County, Tennessee, and is more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 210 on the Plan of Section 2 Harpeth Valley Park of record in Book 3700, page 129, Register's Office for said County.

SAID Lot No. 210 fronts 90.0 feet on the northeasterly margin of Harpeth Knoll Road and extends back between parallel lines 175.0 feet to a dead line.

Being the same property conveyed to WILLIAM S. BRENNION, a single person, by Warranty Deed of record at Book 8477 Page 311 in the Register's Office of Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3857 Page 858 and Book 4148, page 696 said Register's Office, and to the matters set forth in the referenced Plan of record.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said Trustee or any Successor Trustees and assigns in fee simple forever.

The Grantor does hereby covenant with said Trustee or any Successor Trustees that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; and that he warrants and will forever defend against the lawful claims of all persons the title and quiet possession thereto.

SAID TRUSTEE OR ANY SUCCESSOR TRUSTEES TO HAVE the full power to sell, mortgage, rent, lease and convey, without the purchaser, lender, mortgagee, or tenant being required to see to the distribution and application of any proceeds of sale, loan or rent.

No abstract or survey was furnished for preparation of this instrument.

The preparer of this deed makes no representation as to the status of title to the property described hereto. This deed has been prepared solely from information furnished to the preparer, who makes no representation whatsoever other than it has been accurately transcribed from the information provided.

I, WILLIAM S. BRENNION, have executed this WARRANTY DEED via real-time audio and visual communication video conference on April 28, 2021.

I state further that I execute this WARRANTY DEED in full compliance with Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021, and therefore attest to the following:

1. That I execute this WARRANTY DEED via real-time audio and visual communication means whereby all necessary parties to the execution of this WARRANTY DEED, including myself as GRANTOR and a licensed notary public, can see and hear one another simultaneously via videoconference;

2. That I am physically located in the State of Tennessee while executing this WARRANTY DEED;

3. That I have affirmatively identified on the real-time audio and visual communication the WARRANTY DEED being executed; and

4. That my execution of this WARRANTY DEED is captured sufficiently close on the real-time audio and visual communication for the notary public to observe.

IN TESTIMONY WHEREOF, this instrument has been executed this 28th day of April, 2021, by the undersigned.

William S Brennion

WILLIAM S. BRENNION

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **WILLIAM S. BRENNION**, to me known to be the person described or proved by government-issued identification via real-time audio and visual communication video conference and who executed the foregoing instrument via real-time audio and visual communication video conference, and acknowledged that he executed the same as a free act and deed. I acknowledge the execution of this WARRANTY DEED is done in full compliance with Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021, and I therefore attest to the following:

1. That my notarization is affixed via real-time audio and visual communication means whereby all necessary parties to the execution of this WARRANTY DEED, including myself as notary public and the GRANTOR, can see and hear one another simultaneously via videoconference;

2. That I am physically located in the State of Tennessee while notarizing the execution of this WARRANTY DEED;

3. That through the use of the real-time audio and visual communication, I have verified the identity of the GRANTOR, by personal knowledge or by government-issued identification at the time that execution occurs;

4. That I have affirmatively identified on the real-time audio and visual communication the WARRANTY DEED being executed; and

5. That all necessary signatures to the WARRANTY DEED, including the GRANTOR's, were captured sufficiently closely on the real-time audio and visual communication for all other parties necessary to the WARRANTY DEED's full and legal execution to observe.

WITNESS my hand and Notarial Seal at office this 28th day of April, 2021.

NOTARY PUBLIC

My Commission Expires: _____

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Comm. Exp. 03-13-2022

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN TENN. CODE ANN. § 67-4-409(a)(1)(A).

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is Ten Dollars ($10.00).

I, WILLIAM S. BRENNION, have executed this AFFIANT clause to the WARRANTY DEED via real-time audio and visual communication video conference on April 28, 2021.

I state further that I execute this AFFIANT clause in full compliance with Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021, and I therefore attest to the following:

1. That I execute this AFFIANT clause via real-time audio and visual communication means whereby all necessary parties to the execution of this AFFIANT clause, including me as AFFIANT and a licensed notary public, can see and hear one another simultaneously via videoconference;

2. That I am physically located in the State of Tennessee while executing this AFFIANT clause;

3. That I have affirmatively identified on the real-time audio and visual communication the AFFIANT clause being executed; and

4. That my execution of this AFFIANT clause is captured sufficiently closely on the real-time audio and visual communication for the notary public to observe.

William S Brennion

AFFIANT

STATE OF TENNESSEE

COUNTY OF SHELBY

Before me, a Notary Public in and for said state and county, duly commissioned and qualified, personally appeared **WILLIAM S. BRENNION,** to me known to be the person described or proved by government-issued identification via real-time audio and visual communication video conference and who executed the foregoing instrument via real-time audio and visual communication video conference, and acknowledged that he executed the same as a free act and deed. I acknowledge the execution of the AFFIANT clause of the WARRANTY DEED is done in full compliance with Executive Order No. 79 by Tennessee Governor Bill Lee, dated February 26, 2021, and I therefore attest to the following:

1. That my notarization is affixed via real-time audio and visual communication means whereby all necessary parties to the execution of this AFFIANT clause, including me as notary public and the AFFIANT, can see and hear one another simultaneously via videoconference;

2. That I am physically located in the State of Tennessee while notarizing the execution of this AFFIANT clause;

3. That through the use of the real-time audio and visual communication, I have verified the identity of the AFFIANT, by personal knowledge or by government-issued identification at the time that execution occurs;

4. That I have affirmatively identified on the real-time audio and visual communication the AFFIANT clause being executed; and

5. That all necessary signatures to the AFFIANT clause, including WILLIAM S. BRENNION's, was captured sufficiently closely on the real-time audio and visual communication for all other parties necessary to the AFFIANT clause's full and legal execution to observe.

WITNESS my hand and Notarial Seal at office this 28th day of April, 2021.

NOTARY PUBLIC

J. CARLISLE DALE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: _____

My Comm. Exp. 03-13-2022