Karen Johnson Davidson County
Batch# 645024 DEEDWARR
05/26/2021 03:36:30 PM 3 pgs
Fees: $18.00 Taxes: $666.00
20210526-0071609

This instrument prepared by Daniel L. Wischhof, Attorney
124 Long Hollow Pike, Goodlettsville, Tennessee 37072

**ADDRESS NEW OWNER:**
Jerrell Campbell, LE
1408 Brannom Dr.
Madison, TN 37115

**SEND TAX BILLS TO:**
SAME

**MAP/PAR NOS.:**
Map 63.01
Parcel 041.00

# WARRANTY DEED

For and in consideration of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, We, **Linda W. Bryant and spouse Albert Lee Bryant, Jr.**, sell, grant and convey to **Jerrell Campbell for life, with the remainder to Tammy S. Daniel and Terri S. Campbell as equal tenants in common**, the following described real property located in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Lazy Acres, as of record in Book 3500, page 146, Register's Office for said County.
>
> Said Lot No. 11 fronts 126.00 feet on the easterly side of Brannom Drive, and extends back 340.8 on the northerly line and 304.6 feet on the southerly line to a dead line measuring 163.2 feet thereon.
>
> Being the same property conveyed to Veachel Lee Williams and wife Roxie Virginia Williams by warranty deed from Leonard D. Brannom and wife Dorothy M. Brannom, of record at Book 4237, Page 26, said Register's Office for said County. Veachel Lee Williams died on January 11, 2012, survived by his wife Roxie Virginia Williams. Roxie Virginia Williams died unmarried and intestate on July 20, 2012, survived by her only child, Linda W. Bryant. Linda W. Bryant subsequently conveyed the within property to Linda W. Bryant and spouse Albert Lee Bryant, Jr., by quitclaim deed of record as Instrument 20140305-0018582, said Register's Office.

**This is improved property located at and known as 1408 Brannom Drive, Madison, Tennessee.**

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 I/we do covenant with the said Grantees that I/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 I/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.

Witness my/our signatures on the date(s) indicated:

Linda W. Bryant
Linda W. Bryant

Albert L. Bryant, Jr.
Albert Lee Bryant, Jr.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned Notary Public, the within named Linda W. Bryant and Albert Lee Bryant, Jr., the bargainor(s), with whom I am personally acquainted [or proven to me on the basis of satisfactory evidence] and being duly sworn, executed the within instrument for the purposes therein contained as his/her/their free act and deed.

Witness my hand and seal this date: 5/21/2021.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for, or value of, this transfer, whichever is greater, is $180,000.00.

Affiant

Sworn to and subscribed before me this date: 5/21/2021.

Notary Public

DANIEL L. WISCHHOF STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 7/9/2022

## CERTIFICATE OF AUTHENTICITY

I, the undersigned Savannah C. Richardson, 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.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, Daniel L. Wischhof, a notary public for this county and state, Savannah C. Richardson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My commission expires 7/9/2022.

