Karen Johnson Davidson County
Batch# 653295 DEEDWARR
06/09/2021 03:43:30 PM 4 pgs
Fees: $23.00 Taxes: $1,443.00
20210609-0077897

WARRANTY DEED

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$390,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF JUNE, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southland Law Group, PLLC
7101 Executive Center Dr., Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Music City Holdings LLC 5128 Pritchett Dr. Oak Hill, TN 37220	New Owner	160-04-0-046.00

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, **Todd C. Brannon and Patrick Collin Brannon and Virginia Lee McCall Brannon, as Guardian for Emelia Lee Brannon**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Music City Holdings LLC**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 962 on the Plan of Brentwood Hall, Section IX, as of record in Book 2331, Page 92, Register's Office for Davidson County, Tennessee.

Said Lot No. 962 fronts 124 feet on the westerly side of Pritchett Drive, and extends back 134.10 feet on the north line and 216.3 feet on the south line, to a dead line in the rear on which it measures 134.00 feet

Being the same property conveyed to Philip C. Brannon and wife, Sara Ruth Brannon by Warranty Deed from Lawrence C. May, wife , Jewell M. May dated 01/12/1963 in Book 3501, Page 487, Register's Office for Davidson County, Tennessee

The said Philip C. Brannon died on 09/21/2012 leaving the said Sara Ruth Brannon surviving tenant by the entirety.

The said Sara Ruth Brannon died intestate on 12/30/2020, leaving the said Patrick Collin Brannon, Emilia Lee Brannon, Todd Brannon as his/her sole heirs at law as evidenced in Affidavit of Heirship being filed in Instrument No._____202106090077896_____, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is unimproved ☐ improved ☒ property known as: 5128 Pritchett Dr., Oak Hill, TN 37220

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 my/our hand(s) this the 7th day of June, 2021.

Todd C. Brannon

Patrick Collin Brannon

Virginia Lee McCall Brannon
as Guardian for Emelia Lee Brannon
pursuant to Order Appointing Guardian
entered in No.21P-634, Seventh Circuit
Court for Davidson County, TN, Probate Division

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Todd C. Brannon and Patrick Collin Brannon, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal, this the 7th of June, 2021.

Notary Public

My Commission Expires: 10/3/21

JENNIFER D. STACEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

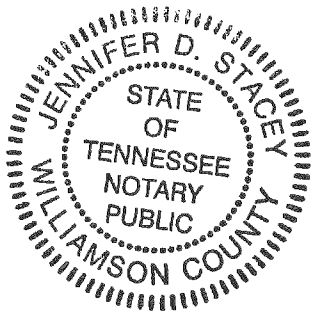
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Virginia Lee McCall Brannon, with whom I am personally aquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the Guardian for Emelia Lee Brannon, the within named bargainor, and that she as such Guardian being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Emelia Lee Brannon, the bargainor, by the said Virginia Lee McCall Brannon, as Guardian.

Witness my hand and official seal, this the 7th of June, 2021.

Notary Public

My Commission Expires: 10/3/21



True Copy Certification

I, Tracey Boshears, 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, Joseph White, a notary public for this county and state, Tracey Boshears who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 4/27/2025

Notary' Seal (if on paper)

