Karen Johnson Davidson County
Batch# 684723 DEEDWARR
07/27/2021 02:38:30 PM 4 pgs
Fees: $23.00 Taxes: $806.60
20210727-0101004

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $218,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th day of July, 2021.

NOTARY PUBLIC

My commission expires: 4-13-22

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY & RETURN TO:
Birthright Title, LLC
2800 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Michael Brannom and Diane Brannom	SAME AS NEW OWNER	P/O 63-81.00
(NAME)	(NAME)	
513 Menees Lane		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		

Warranty Deed

For and in Consideration of the sum of $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 **Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey, Co-Executors of the Estate of Douglas G. Odom, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Brannom and Diane Brannom, husband and wife**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Property located on the South side of Menees Lane in Madison, 9th Council manic District of Davidson County, Tennessee. Being shown as part of parcel 81.00 on Davidson County Property Map 63.00, and being more particularly described according to a survey by Crenshaw Land Surveying dated February 25, 2021, and known as Job No. 21-025, as follows:

BEGINNING at an iron pin set at the Northwest corner of the herein-described tract. Said pin being the Southwest corner of Tract 2 and being in the easterly line of Lot 2 of the Brahaney Subdivision of record in Plat Book 20200215-0147950, R.O.D.C., TN.

Said beginning pin also being located approximately 1458.72' in a southerly direction from an existing iron pin in the southerly right-of-way of Menees Lane at the Northwest corner of the Teresa G. Odom property (Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN.

Thence, from said POINT OF BEGINNING, leaving the line of the Brahaney Subdivision, along the southerly line of Tract 2, N 87°11'25" E - 361.74' to a mag nail set in an asphalt drive at the Northeast corner of the herein-described tract. Thence, leaving the line of Tract 2, generally along the centerline of said drive, S 19°30' 40" E - 50.12' to a mag nail set in the drive, in the northwesterly line of the Michael E. Brannom et ux property (Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN. Thence, leaving the drive, along the northwesterly line of Brannom, S 33°58'18" W -417.23' to an existing iron pin found at the Southwest corner of Brannom. Thence, along the southerly line of Brannom, S 78°59'20" E -632.00' to an existing iron pin found at the Southeast corner of Brannom. Said pin being in the westerly line of the Douglas G. Odom. Jr. property (Parcel 104) of record in D.B. 9275, Pg. 292, R.O.D.C., TN. Thence, leaving the line of Brannom, along the westerly line of Odom, S 07°54'42" W-151.88' to an existing iron pin at the Southeast corner of the herein-described tract and the Northeast corner of the Jimmy & Judy Meness property (Parcel 41) of record in D.B. 11313, Pg. 75, R.O.D.C., TN. Thence, leaving the line of Odom, along the northerly line of Menees, N 78°54'09" W -848.48' to an existing

iron pin found at the Southwest corner of the herein-described tract. Said pin being the Southeast corner of Lot 8 of the Brahaney Subdivision. Thence, leaving the line of Menees, along the easterly line of the Brahaney Subdivision, N 10°20'43" E -176.03' to an existing iron pin; Thence N 10°21'00" E -121.84' to an existing iron pin found; Thence N 10°21128" E - 120.14' to an existing iron pin found; Thence N 10°19'44" E - 73.55' to the POINT OF BEGINNING, containing 5.53 Acres.

Also included in this conveyance is the use of a 25' Joint Use Ingress-Egress and Public Utility Easement extending from the southerly right-of-way of Menees lane, along an existing asphalt driveway, to the northwesterly line of the Michael E. Brannom et ux property (Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN.

Said easement being more particularly described as follows:

BEGINNING at a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane at the Northwest corner of the herein-described easement. Said beginning point being the Northeast corner of the Teresa G. Odom property (Map 63 -Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Menees Lane, 25 feet from the center, S 82°13' 48" E -25.04' to a point. Thence, leaving the southerly right-of-way of Menees Lane, S 10°48'21" W -507.74' to a point; Thence S 17°16'29" W-125.27' to a point; Thence S 13°42'44" W -172.21' to a point; Thence S 09°16'00" W-106.75' to a point; Thence S 04°11'35" E -175.55' to a point; Thence S 07°47'50" E -167.16' to a point; Thence S 13°31'26" E -155.00' to a point; Thence S 19°30' 40" E -40.22' to a point in the northwesterly line of the Michael E. Brannom et ux property (Map 63 -Parcel 104) of record in D.B. 8370, Pg. 666, R.O.D.C., TN. Thence, along said line, S 33°58'18" W -31.11' to a point; Thence leaving said line, N 19°30'40" W-60.03' to a point; Thence N 13°31'26" W-157.59' to a point; Thence N 07°47'50" W -169.20' to a point; Thence N 04°11'35" W -179.29' to a point; Thence?? N 09°16'00" E -110.67' to a point; Thence N 13°42'44" E -173.95' to a point; Thence N 17°16'29" E -124.64' to an iron pin at the Southeast corner of the Teresa G. Odom property, aforementioned. Thence, along the easterly line of Odom, N 10°48'21" E -505.00' to the POINT OF BEGINNING.

Being part of the same property conveyed to Douglas G. Odom, Jr. by deed from Richard A. Odom of record in Book 9275, Page 289, said Register's Office. The said Douglas G. Odom, Jr. having since died on or about October 1, 2020. Per Last Will and Testament of Douglas G. Odom, Jr., Probate Case No. 20P-1893 in the Seventh Circuit Court for the Twentieth Judicial District State of Tennessee/Metropolitan Nashville-Davidson County (Probate Division), Larry Douglas Odom, Teresa O. Gann and Deborah O. Massey are appointed as Co-Executors.

This property is _X_unimproved __improved property known as: P/O 515B Menees Lane, Madison, TN 37115.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where the real property is situated.

Witness our hands this 15th day of July, 2021.

Estate of Douglas G. Odom, Jr.

BY: Larry D. Odom, Co-Executor
Larry Douglas Odom, Co Executor

BY: Teresa O. Gann, Co-Executor
Teresa O. Gann, Co-Executor

BY: Deborah O. Massey, Co-Executor
Deborah O. Massey, Co-Executor

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Larry Douglas Odom, Teresa O. Gann and Deborha O. Massey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged themselves as Co-Executors of the Estate of Douglas G. Odom, Jr., and in their capacity as such Co-Executors, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of July, 2021.

Amy Hankins
Notary Public
My Commission Expires: 1/2/2024

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Certificate of Authenticity

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7/15/21.

Affiant Signature

7/15/21
Date

State of TN

County of Wilson

Sworn to and subscribed before me this 15th day of July, 2021.

Notary's Signature

My Commission Expires: 4/28/23
Date

Notary's Seal

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY