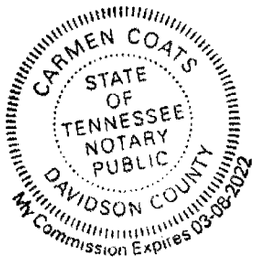
Karen Johnson Davidson County
Batch# 722002 DEEDWARRSP
09/22/2021 03:07:30 PM 4 pgs
Fees: $23.00 Taxes: $2,960.00
20210922-0127641

# Special Warranty Deed

| | |
|---|---|
|   | STATE OF TENNESSEE<br>COUNTY OF DAVIDSON<br><br>The actual consideration or value, whichever is greater, for this transfer is $800,000.00.<br>Affiant<br>Subscribed and sworn to before me, this the 14th day of September, 2021.<br>Notary Public<br><br>My commission expires: |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Urban Gate Properties, LLC | New Owner(s) | 07107012200 |
| 718 Mcferrin Avenue | | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **MICHAEL E. BRANNOM, A MARRIED MAN* AND DOUG BRANNOM, JR, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **URBAN GATE PROPERTIES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BKT

BEGINNING at a capped iron rod set on the east right-of-way line of Dickerson Pike, having a right-of-way width that varies, the same point being the southwest corner of the herein described property, thence with said right-of-way line of Dickerson Pike in a curve to the right having a radius of 3785.76 feet, an arc length of 155.04 and being subtended by a chord bearing and distance of North 20 degrees 21 minutes 00 seconds East, 155.03 feet to a capped iron rod found at the southwest corner of the 102 Duke, LLC property as shown in Plat Book 9700, Page 886 in the Register's Office for Davidson County, Tennessee, said point also being the northwest corner of the property being herein described; thence, leaving said point and the east right-of-way line of Dickerson Pike with and along the south line of the aforementioned 102 Duke LLC property, South 77 degrees 38 minutes 48 seconds East, 156.59 feet to a capped iron rod found; thence, South 82 degrees 23 minutes 27 seconds East, 144.94 feet to a capped iron rod set being the southeast corner of the aforementioned 102 Duke, LLC property and also being in the west line of the O.I.C. Trinity Heights, Townhomes property as recorded in sale instrument MA-20180907 0089045, Registers Office Davidson County, Tennessee; thence, with the west line of said O.I.C. Trinity Heights property, South 15 degrees 40 minutes 22 seconds West, 35.90 feet to an iron rod found at the southwest corner of the aforementioned O.I.C. Trinity Heights, Townhomes, thence, running generally with and along the south line of the aforementioned O.I.C. Trinity Heights, Townhomes property and an old fence, South 78 degrees 19 minutes 57 seconds East, 80.0 feet to a capped iron rod set at the northwest corner of the Jonathan F. Bennett property as described in sale instrument QC-20191223 0132111 as recorded in the Register's Office for Davidson County, Tennessee; thence, leaving said point south 21 degrees 20 minutes 31 seconds West, 100.00 feet to a capped

iron rod set at the northeast corner of tract 13 of the Martha Carol Swafford property as described in sale instrument QC-20190515 0045881, recorded in the Register's Office for Davidson County, Tennessee; said point also being the southeast corner of the herein described tract; thence, with and along the north property line of the aforementioned Martha Carol Swafford tract 13 82 degrees 12 minutes 49 seconds West, 80.00 feet to a capped iron rod set at the northwest corner of aforementioned Martha Carol Swafford tract 13, and also being the northeast corner of tract 12 of the Martha Carol Swafford property as described in sale instrument QC-20190515 0045881 as recorded in the Register's Office for Davidson County, Tennessee; thence, with and along the north line of said tract 12, North 82 degrees 12 minutes 49 seconds, 129.97 feet to a capped iron rod set at the northwest corner of the aforementioned tract 12; said point also being the northeast corner of the Angelo Formosa Family Partnership ET AL as described in sale instrument DB-20201120 0136973, as recorded in the Register's Office for Davidson County, Tennessee; thence with and along the north line of the aforementioned Angelo Formosa Family Partnership ET AL property, North 82 degrees 34 minutes 25 seconds, 176.24 feet to the POINT OF BEGINNING.

Said property described herein contains 51,324 +/- square feet or 1.18 Acres +/-

Being the same property conveyed to L.D. Brannom, Sr., L.D. Brannom, Jr. and Michael E. Brannom by Installment Deed of record in Book 4806, page 226, Register's office for Davidson County, TN. L.D. Brannom, Sr. died testate on August 29, 1999, and pursuant to his Last Will and Testament, of record in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 00P-528, he devised his interest to his wife, Dorothy M. Brannom. Dorothy M. Brannom died on February 27, 2020, unmarried and survived by her children and only heirs at law, L.D. Brannom, Jr., Michael E. Brannom, and Susan Brannom Christian. In accordance with her unprobated Will, Dorothy M. Brannom devised all of her interest in said property in equal shares to L.D. Brannom, Jr. and Michael E. Brannom. Susan Brannom Christian devised all of her interest in said property to L.D. Brannom, Jr., and Michael E. Brannom, by Quitclaim Deed of record as Instrument No. 20210913-0122484 in the Register's Office of Davidson County. By two Affidavit as to Heirs of Dorothy M. Brannom, recorded as Instrument Nos. 202109220127639 & 202109220127640 in the Register's Office of Davidson County, indicated the only children of Dorothy M. Brannom are L.D. Brannom, Jr., Michael E. Brannom, and Susan Brannom Christian.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 2211 Dickerson Pike, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

*This being investment property only, having never been the personal residence of grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statute therein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), his/her/their successors, heirs and assigns forever, I/we covenant that I/we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

I/we further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), his/her/their successors, heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 14th day of September, 2021.

**Michael E. Brannom**

**Doug Brannom, Jr**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Michael E. Brannom and Doug Brannom, Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 14th day of September, 2021.

Notary Public

My Commission Expires: 7/13/2024

JATIN A. SHAH
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 07/13/2024
COUNTY OF WILLIAMSON

**Tennessee Certification of Electronic Document**

I, Steven T. Morris, 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 09/21/2021 (date of document).

Affiant Signature

09/21/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 21st day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
EXPIRES MAY 5, 2025
NOTARY SEAL