Karen Johnson Davidson County
Batch# 780862 DEEDWARR
12/29/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $888.00
20211229-0170853

Kalyn Rachel Kratzer STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $240,000.00 Affiant Subscribed and sworn to before me, this 16 day of December, 2021. Notary Public My commission expires: 7/2/25

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kirollos Maged Tanas	**Easy Street Capital**	**15005026100**
2937 Brantley Dr	201 West 5th St. Suite 1100, office 24	
Antioch, TN 37013	Austin, TX 78746	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Brandon Adams, Trustee of The 2937 Brantley Dr Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kirollos Maged Tanas

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 180, on the Plan of Cherry Hills, Section VII, as of record in Book 4660, Page 49, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Adams, Trustee of The 2937 Brantley Dr Trust, by Warranty Deed from Brenda F. Taylor, unmarried, dated September 30, 2021, of record in Instrument No. 20211004-0133210, in the Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Shelton K. Taylor and wife, Brenda F. Taylor, by Warranty Deed from Jackie W. Charlton and wife, Margaret Ann Charlton, dated August 30, 1974, of record in Book 4851, Page 333, Register's Office for Davidson County, Tennessee. Shelton K. Taylor died on 6/9/12 leaving Brenda F. Taylor as the surviving tenant by the entirety.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2937 Brantley Dr, Antioch, TN 37013.

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 in 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.

_____ Date: 12-16-21
The 2937 Brantley Dr Trust By Brandon Adams It's Tustee

_____ Date: _____

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **BRANDON ADAMS** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is TRUSTEE OF The 2937 Brantley Dr Trust and that he is authorized by The 2937 Brantley Dr Trust to execute this instrument on its behalf.

Witness my hand, at office, this 16 day of December, 2021.

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kalyn Rachel Kratzer
NOTARY PUBLIC

My Commission Expires: 7/22/25

Certificate of Authenticity

I, Samantha Smith, 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 12/16/21.

Date

Affiant Signature

12/16/21

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 16 day of December, 2021.

Notary's Signature

My Commission Expires: 7/22/25

Date

Notary's Seal (if on paper)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY