WARRANTY DEED

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 6, 2022

File No. BC-21-1662

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of December, 2021

Notary Public

MY COMMISSION EXPIRES: (AFF

Karen Johnson Davidson County
Batch# 781408 DEEDWARR
12/29/2021 11:42:31 AM 2 pgs
Fees: $13.00 Taxes: $3,885.00

20211229-0171217

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, T

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	
Christopher Winton, Kelly Erin Tittle, John Tittle and Lori Ann Tittle	New Owner	
(NAME)	(NAME)	103-09-0-009.00
704 Summerly Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, I/we, **Brandon Brannan and Regina Hammond, husband and wife**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Christopher Winston and Kelly Erin Tittle, husband and wife and John Tittle and Lori Ann Tittle, husband and wife, as tenants in common with right or survivorship**, HEREINAFTER CALLED THE GRANTEE, 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. 269 on the Plan of Hillwood Estates Section 11 of record in Plat Book 2663, Page 38, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brandon Brannan and Regina Hammond, husband and wife by Warranty deed from Paul F. Buyna, III. and Dana N. Buyna, husband and wife of record in Instrument No. 20191226-0133354 Register's Office for Davidson County, Tennessee, dated December 23, 2019 and recorded on December 26, 2019. Being also known as 704 Summerly Drive Nashville, Tennessee 37209.

This is property more commonly known as 704 Summerly Drive, Nashville, TN 37209.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2022 and thereafter; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, 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 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 this 23rd day of December, 2021.

Brandon Brannan

Regina Hammond

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 23rd day of December, 2021, before me personally appeared Brandon Brannan and Regina Hammond, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 23rd day of December, 2021.

Notary Signature
My commission expires:

