Karen Johnson Davidson County
Batch# 828489 DEEDWARR
03/25/2022 09:50:25 AM 2 pgs
Fees: $13.00 Taxes: $2,220.00
20220325-0034573

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 7.9.24
(AFFIX SEAL)

THOMAS VORHOLT — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Vorholt Title & Escrow, LLC, 4235 Hillsboro Pike, Ste 300, Nashville, TN 37215

File No.: TN-22-011

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NO(S).
Pandora Street Properties, LLC	Pandora Street Properties, LLC	118-05-0-054.00
(NAME)	(NAME)	
1106 Gale Lane	1170 Pandora St	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	Austin, TX 78702	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Six Hundred Thousand And No/100 Dollars ($600,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RICHARD M. BRANNAN, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **PANDORA STREET PROPERTIES, LLC, A TEXAS LIMITED LIABILITY COMPANY**, 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 the easterly 65 feet to the westerly 75 feet of Lot No. 4, as shown on the map entitled Subdivision of the South part of Dr. L. G. Noel's Property, of record in Book 547, page 105, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of Lot No. 4 fronts 65 feet on the northerly side of Gale Avenue and runs back between parallel lines 150 feet to a line in the rear.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4837, PAGE 194, REGISTER'S OFFICE FOR Davidson COUNTY, TENNESSEE.

Being the same property conveyed to RICHARD M. BRANNAN, by deed from ALFRED TATE ROGERS AND WIFE, MARTHA S. ROGERS, of record in Book 10700, page 481, dated November 25, 1997, said Register's Office. Being further conveyed to RICHARD M. BRANNAN, by quitclaim deed from MELISSA G. BRANNAN, of record in Book 10759, page 693, dated January 15, 1998, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 1106 Gale Lane, Nashville, TN 37204
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Witness our hands this 28 day of February, 2022

Richard M. Brannan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, Thomas Vorholt II, a Notary Public for the aforementioned county and State, do hereby certify that Richard M. Brannan personally appeared before me this day and acknowledged the due execution of the foregoing instrument as his free act and deed.

Witness my hand and official seal, this the 28 of February, 2022.

Notary Public
My Commission Expires: 7.9.24

(SEAL)

