This instrument prepared by:
Murfree & Goodman, PLLC
805 S. Church Street, Suite 21
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 832106 DEEDWARR
03/31/2022 08:54:30 AM 3 pgs
Fees: $18.00 Taxes: $444.00
20220331-0037231

Name and Address of New Owner:
Braxton Holdings Inc
100 Braxton Park Court
Goodlettsville, TN 37072

Send Tax Bills To:
SAME

Tax Map/Parcel: 042-16-0-196.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA MICHELLE BOBBITT, as Trustee of THE OPAL N. KITTRELL TRUST, DATED SEPTEMBER 20, 2012** ("Grantor"), has this day bargained and sold and does hereby transfer and convey unto **BRAXTON HOLDINGS INC, a Tennessee corporation** ("Grantee"), its successors and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Southerly half of Lot No. 8 on the Plan of Douglas Levine Subdivision at Madison, Tennessee, as of record in Book 547, page 44, Register's Office for Davidson County, Tennessee. Said Part of Lot No. 8 fronts 25 feet on the Westerly side of Gallatin Pike and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Opal N. Kittrell by Warranty Deed dated January 10, 2006, of record in Instrument No. 20060110-0003707, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Lisa Michelle Bobbitt, Trustee of the Opal N. Kittrell Trust, dated September 20, 2012, by Quitclaim Deed September 20, 2012, of record in Instrument No. 20120921-0086238, Register's Office for Davidson County, Tennessee. See also Certificate of Trust of record in Instrument No. 20220330-0036967, said Register's Office.

THIS CONVEYANCE is made subject to all restrictions, easements, setback lines and all other matters that are applicable to the above-described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is IMPROVED property known as 324 Gallatin Pk S., Madison, TN 37115.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, its successors and assigns, forever.

I covenant with the said Grantee that I have lawfully seized and possessed said real estate; that I have a good and lawful right to convey the same and that the same is unencumbered, except for the 2022 property taxes and as otherwise set forth herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY HANDS on this the 23rd day of March, 2022.

Lisa Michelle Bobbitt, as Trustee of the Opal N. Kittrell Trust dated September 20, 2012

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, a Notary Public in and for said State and County, **Lisa Michelle Bobbitt, as Trustee of the Opal N. Kittrell Trust dated September 20, 2012**, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, who signed, sealed and delivered the foregoing instrument in my presence, and, who acknowledged that such bargainor executed the within instrument for the purpose therein contained as such bargainor's free act and deed.

WITNESS my hand, this 23rd day of March, 2022.

NOTARY PUBLIC

My Commission Expires: 3-17-24

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$120,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me,
this 23rd day of March, 2022.

Notary Public

My commission expires: 3-17-24

LISA M. ROSADO
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES MARCH 17, 2024

Tennessee Certification of Electronic Document

I, Lisa Rosado, 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 3-23-22 (date of document).

Affiant Signature

3-23-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 23rd day of March, 202__.

Notary's Signature

My Commission Expires: 10/21/2024

Notary's Seal:

LAURA ROBERTS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY