Karen Johnson Davidson County
Batch# 848744 DEEDWARR
04/29/2022 02:51:08 PM 2 pgs
Fees: $13.00 Taxes: $8,251.00
20220429-0050225

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 62507
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Johann C. Brandes Mina Brandes 1522 Ferguson Avenue Nashville, TN 37212	Synovus Bank PO Box 2868 Columbus, GA 31902-2868

TAX MAP PARCEL NUMBERS: 11708012000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$2,230,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Kathryn Hays Sasser**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Johann C. Brandes and Mina Brandes, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 158 on the Plan of Victoria Place of record in Book 332, page 10, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Gray Sasser and Kathryn Hays Sasser, husband and wife, by Warranty Deed from Kelvin Pennington, married, dated July 6, 2012 and recorded on July 12, 2012, of record in Instrument No. 20120712-0061302, Register's Office for Davidson County, Tennessee. The said James Gray Sasser and Kathryn Hays Sasser have since divorced by Final Decree of Divorce in Docket No. 21D-1499, in the Fourth Circuit Court for Davidson County, Tennessee. By Quitclaim Deed, dated March 25, 2022 and recorded on 4/29/22, 2022, of record in Instrument No. 20220429-0050224, Register's Office for Davidson County, Tennessee, James Gray Sasser conveyed all of his right, title and interest in and to the subject property to Kathryn Hays Sasser.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; All Matters shown on the Plan of record in Book 332, page 10, said Register's Office.

This is improved property, known as 1522 Ferguson Avenue, Nashville, TN 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

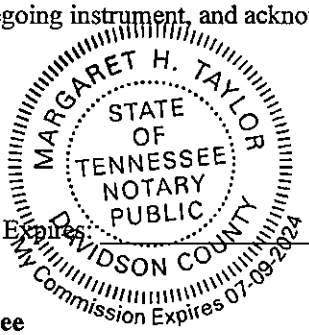
WITNESS THE EXECUTION HEREOF this 28th day of April, 2022.

Kathryn Hays Sasser

State of Tennessee

County of Davidson

On this 28th day of April, 2022, before me the undersigned authority, personally appeared Kathryn Hays Sasser, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.



Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $2,230,000.00.

Affiant

Sworn and subscribed before me this 28th day of April, 2022.

Notary

My Commission Expires:

