THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
VERNON FAMILY HOLDING, LLC
12057 Versailles Rd
Rockvale, TN 37135
SEND TAX BILLS TO:
NEW OWNER

Karen Johnson Davidson County
Batch# 848923 DEEDWARR
05/02/2022 09:34:48 AM 2 pgs
Fees: $13.00 Taxes: $1,820.40
20220502-0050461

WARRANTY DEED

(Map 161-06; Parcel 277.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **PAMELA J CARR BRANNON, UNMARRIED,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **VERNON FAMILY HOLDING, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** hereinafter referred to as "Grantee", its successors and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, State of Tennessee, being all of Lot No. 1, on the Plan of McMurray Estates, of record in Plat Book 4715, Page 46, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.
>
> BEING the same property conveyed to Frank M. Brannon, Jr. and wife, Pamela J Carr-Brannon, by Warranty Deed dated May 28, 2002, from Charles B. Cox and wife, Elizabeth T. Cox, and Chapman B. Cox, No. 20020529-0065097, in the Register's Office of Davidson County, Tennessee. The said Frank M. Brannon, Jr., having since died, on or about June 17, 2021, leaving said property vested to Pamela J. Carr-Brannon, as surviving tenant by the entirety.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 729 McMurray Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2022 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 28th day of April, 2022.

X Pamela J Carr-Brannon
PAMELA J CARR BRANNON

STATE OF MS)
COUNTY OF Madison)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela J. Carr Brannon, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

X

Witness my hand and official seal, this the 28th day of April, 2022.

STATE OF MISSISSIPPI AMBER LETCHWORTH NOTARY PUBLIC Notary ID No. 188645 My Commission Expires December 9, 2023 (SEAL) MADISON COUNTY

Notary Public
My commission Expires: December 9 2023

AFFIDAVIT

STATE OF TN)
COUNTY OF Rutherford)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $492,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Elizabeth Bowen
Affiant

Subscribed and sworn to before me this 28th day of April, 2022.

Tara Stone
Notary Public

My commission Expires: 02/24/2026

TARA STONE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

File No. GTS1-2022-204