Karen Johnson Davidson County
Batch# 879109 DEEDWARR
06/28/2022 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $2,072.00
20220628-0073814

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

Subscribed and sworn to before me, this 10TH DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 3/22/26

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey Brandt and Brian Brandt, wife and husband	New owner (NAME)	
1676 Campbell Road (ADDRESS)	(ADDRESS)	024-00-0-089.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Derrin S. Thomas and Heidi M. Thomas, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Casey Brandt and Brian Brandt, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a post in the Northwesterly margin of Campbell Road, said post being 25 feet at right angles from the center line of said road, W. M. Gibson's Property southeast corner and Northeast corner of the property herein described; thence with the said margin of said Campbell Road, the following calls and distances: South 34 Degrees, West 145 feet; South 40 Degrees 15 Minutes, West 117 feet; South 48 Degrees 45 Minutes, West 53 feet, more or less; thence North 52 Degrees 05 Minutes, West 815 feet, more or less; thence South 74 Degrees, East 885 feet to the point of beginning and containing 3 acres more or less.

Being the same property conveyed to Charles L. Burt, and Wife, Myrtle Ann Burt, by Warranty Deed from Joel F. Throneberry, Jr. and wife Betty Logan Throneberry, recorded in Book 3947, Page 920, Registers Office for Davidson County, Tennessee, dated October 14, 1965 and recorded on October 18, 1965. Said Charles L. Burt aka Charles Lee Burt, Sr., became deceased on November 30, 2018, vesting Myrtle Ann Burt as surviving tenant. Myrtle Ann Burt became deceased on October 25, 2018. Her will having been filed in Case 18P-2032 in the Probate Division of the Circuit Court for Davidson County Tennessee.

Being the same property conveyed to Derrin S. Thomas and Heidi M. Thomas by Deed from Jacqueline Ann Adcock, Executrix, and Jacqueline Ann Adcock, Teresa Jean Sisco and Charles Lee Burt, Jr., devisees of the Last Will and Testament Myrtle Ann Burt of record in Instrument No. 20200226-0021180 Register's Office for Davidson County, Tennessee, dated February 25, 2020 and recorded on February 26, 2020.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 1676 Campbell Road, Goodlettsville, TN 37072
(House Number) (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.

Witness my/our hand(s) this 10th day of June, 2022.

WARRANTY DEED
(Continued)

Derrin S. Thomas

Heidi M. Thomas

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Derrin S. Thomas and Heidi M. Thomas, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 10th day of June, 2022.

Notary Public

My Commission Expires: 7/9/2022

(SEAL)

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/10/22 (date of document).

Affiant Signature

6/22/22
Date

State of Tennessee

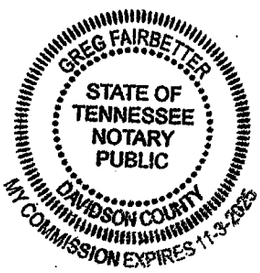
County of Davidson

Sworn to and subscribed before me this 22nd day of June, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212