Karen Johnson Davidson County
Batch# 939991 DEEDWARR
11/10/2022 11:31:30 AM 3 pgs
Fees: $18.00 Taxes: $1,850.00
20221110-0120618

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00.

Jessica Brandt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF NOVEMBER, 2022.

JASON C. NGUYEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 4/26/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Brandt	Primary Residential Mortgage, Inc.	Parcel ID: 156 09 0 037.00
(NAME)	(NAME)	
5801 Claxton Court	1480 North 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Susan Bennett Brandt, an unmarried woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Brandt, an unmarried woman**, 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:

A certain tract of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Templegate, Section I, as of record in Plat Book 6200, page 406, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

EXCEPTING THEREFROM the property described in Warranty Deed made by George Franklin Brandt, Jr. and wife Susan Bennett Brandt to the State of Tennessee dated January 31, 2003, recorded March 12, 2003 in Instrument Number 20030312-0033196.

Being the same property conveyed to George Franklin Brandt, Jr., and wife, Susan Bennett Brandt from Margaret P. Marler, as surviving tenant by the entireties by Warranty Deed dated August 11, 1992 and recorded on August 18, 1992 in Book 8703, Page 286, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Susan Bennett Brandt, as remainderman subject to a life estate for the benefit of George Franklin Brandt, Jr. from George Franklin Brandt, Jr., and wife, Susan Bennett Brandt by Quitclaim Deed dated January 7, 2017 and recorded on February 28, 2017 in Instrument No. 20170228-0019846, Register's Office for Davidson County, Tennessee. George Franklin Brandt, Jr. having since died on May 3, 2022.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 5801 Claxton Court, Nashville, TN 37221

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 our hands this 7th day of November, 2022.

Susan Bennett Brandt

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Susan Bennett Brandt, an unmarried woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 7th day of November, 2022.

Notary Public

My Commission Expires: 4/26/25

(SEAL)

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, **Doné Oglesby**, 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 **November 7, 2022**.

Date

Affiant Signature

11/010/2022

Date

State of **Tennessee**

County of **Davidson**

Sworn to and subscribed before me this **10th** day of **November**, 20**22**.

Notary's Signature

My Commission Expires: Date

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-22-2026

Notary's Seal (if on paper)