Karen Johnson Davidson County
Batch# 1008182 DEEDWARR
05/26/2023 01:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,082.25
20230526-0040017

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Williamson

Actual consideration or value, whichever is greater is $292,500.00.

Ameika Jones
Affiant

Subscribed and sworn before me this the 25th day of May, 2023.

Notary Public
My commission expires:

ELIZABETH YERGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Brannon J. Desseyn & Kelly D. Desseyn 2914 Greer Road Goodlettsville, TN 37072	**SAME AS NEW OWNERS**	063-00-0 316.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, CHRISTOPHER M. MORAN AND BRIANNE ELAINE LOGAN, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to BRANNON J. DESSEYN AND KELLY D. DESSEYN, HUSBAND AND WIFE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Property located on the South side of Menees Lane in Madison, 9th Councilmanic District of Davidson County, Tennessee, and being more particularly described according to a survey by Crenshaw Land Surveying dated February 25, 2021, Job No. 21-025, as follows:

BEGINNING at an existing concrete monument in the southerly right-of-way of Menees Lane at the Northeast corner of the herein-described tract. Said monument being the Northwest corner of the Young H. Kim et al property (Parcel 208) of record in D.B. 20091105-0102455, R.O.D.C., TN. Thence, from said POINT OF BEGINNING., leaving the southerly right-of-way of Menees Lane, along the westerly line of Kim, S 08°06'00" W 629.13" to an iron pin set at the Southeast corner of the herein-described tract. Thence, leaving the westerly line of Kim, along the northerly line of the Douglas G. Odom, Jr. property (Parcel 103) of record in D.B. 3987, Pg. 815, R.O.D.C., TN, N 82°13'04" W passing an iron pin set at 339.42', in all a total of 389.70' to a mag nail set in an asphalt drive at the Southwest corner of the herein-described tract, in the easterly line of Tract 2. Thence, along the easterly line of Tract 2, generally with the center of an asphalt drive, N 15°50'26" E 124.66' to a mag nail set in the asphalt drive. Thence, N 74°09'34" W 9.39' to an iron pin set at the Southeast corner of the Teresa G. Odom property (Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, leaving Tract 2, along the easterly line of Odom, N 10°48'21" E 505.00' to a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane. Said point being the Northeast corner of Odom and the Northwest corner of the herein-described tract. Thence, leaving the line of Odom, along the southerly right-of-way of Menees Lane, 25 feet from the centerline, S 82°13'48" E 358.38' to the POINT OF BEGINNING, containing 5.38 Acres.

Property is subject to a 25' Joint Use Ingress-Egress and Public Utility Easement along the westerly property line, extending from the southerly right-of-way of Menees Lane to the southerly property line of Tract 1, and being described as follows:

BEGINNING at a mag nail set in the top of a concrete entrance wall in the southerly right-of-way of Menees Lane at the Northwest corner of Tract 1 and the herein-described easement. Said beginning point being the Northeast corner of the Teresa G. Odom property (Map 63- Parcel 221) of record in D.B. 11178, Pg. 484, and P.B. 8250, Pg. 249, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, along the southerly right-of-way of Menees Lane, 25 feet from the center, S 82°13'48" E 25.04' to a point.

Thence, leaving the southerly right-of-way of Menees Lane. S 10°48'21" W 507.74' to a point; Thence S 17°16'29" W 123.71' to a point on the southerly line of Tract 1; Thence, along the southerly line of Tract 1, N 82°50'26" W 12.66' to a mag nail set in an asphalt drive at the Southwest corner of Tract 1; Thence, along the westerly line of Tract 1, N 15°50'26" E 124.66" to a mag nail set in the asphalt drive; Thence N 74°09'34" W 9.39' to an iron pin at the Southeast corner of the Teresa G. Odom property, aforementioned; Thence, along the easterly line of Odom, N 10°48'21" E 505.00" to the POINT OF BEGINNING.

Being the same property conveyed to Christopher M. Moran and Brianne Elaine Logan, husband and wife, by deed dated 05/20/2022, from John H. Shelby, an unmarried man, of record in Instrument No. 20220606-0064679, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 0 Menees Lane, Madison, TN 37115.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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 hand this the 25th day of May, 2023.

Christopher M. Moran

Brianne Elaine Logan

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Christopher M. Moran and Brianne Elaine Logan, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 25th day of May, 2023.

My commission expires:

9-7-26

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY BENJAMIN SEAMON

Please Return to:

Magnolia Title & Escrow
150 N Royal Oaks Blvd
Franklin, TN 37067

Certificate of Authenticity

I, Jamika Jones, 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 **5/25/2023**.

Jamika Jones

Affiant Signature

May 26, 2023

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this

26th day of May, 2023.

Notary's Signature

My Commission Expires: 10/10/26

Notary's Seal (if on paper)

LESLIE HAYES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

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