WARRANTY DEED

Karen Johnson Davidson County
Batch# 1039402 DEEDWARR
08/17/2023 10 39 56 AM 2 pgs
Fees $13 00 Taxes $888 00

20230817-0064188

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ___ DAY OF 8.14.23, 20

Notary Public

MY COMMISSION EXPIRES 6-29-27 (AFFIX SEAL)

JOANNA J HORVAT STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Elvis Brandon and Lori Brandon, and Noah Brandon		
(NAME)	(NAME)	
2025 Woodmont Blvd #240	SAME AS NEW OWNER	117-11-0J-240.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DAVID A. FLOYD, JR., TRUSTEE OR HIS SUCCESSORS IN INTEREST, OF THE FLOYD-BARBER TRUST DATED JUNE 14, 2017**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ELVIS BRANDON AND LORETTA BRANDON, HUSBAND AND WIFE AND NOAH BRANDON, AN UNMARRIED MAN**, 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:

Land in Davidson County, Tennessee, being Unit No. 240, together with the appurtenant interest in the common elements of The Hillmont Condominiums, a horizontal property regime established by Master Deed of record as Instrument No. 20040209-0015685 and re-recorded as Instrument No. 20040212-0017074, as amended by First Amendment to Master Deed of record as Instrument No. 20050404-0036415 and Second Amendment of record as Instrument No. 20050512-0053861, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit C to the aforementioned Master Deed.

Being the same property conveyed to Carrie B. Floyd-Barber, a married woman by Warranty deed from Alan Winfree and wife, Jennifer Winfree of record in Instrument No. 20070906-0107090 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 06, 2007.

Being the same property conveyed to B & D Investment Group, LLC, a Tennessee limited liability company by Quitclaim deed from Carrie B. Floyd-Barber, married of record in Instrument No. 20070913-0110006 Register's Office for Davidson County, Tennessee, dated August 31, 2007 and recorded on September 13, 2007.

Being the same property conveyed to David A. Floyd, Jr., a 50% undivided interest and Carrie B. Floyd-Barber, a 50% undivided interest, as tenants in common, by Quitclaim deed from B & D Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20140320-0022911 Register's Office for Davidson County, Tennessee, dated January 22, 2014 and recorded on March 20, 2014.

Being the same property conveyed to Carrie B. Floyd-Barber by Quitclaim deed from David A. Floyd, Jr. of record in Instrument No. 20170320-0026985 Register's Office for Davidson County, Tennessee, dated March 20, 2017 and recorded on March 20, 2017.

Being a portion of the same property conveyed to David A. Floyd, Jr., Trustee or his successors in interest, of the Floyd-Barber Trust dated June 14, 2017 by Quitclaim deed from Carrie B. Floyd-Barber, also known as Carrie B. Barber, Carrie B. Floyd Barber, Carrie B. Floyd, and Carrie Baker Floyd, of record in Instrument No. 20170706-0067819 Register's Office for Davidson County, Tennessee, dated July 05, 2017 and recorded on July 06, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 2025 Woodmont Blvd #240. Nashville, TN 37215
(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 hand this 14th day of August, 2023

FLOYD-BARBER TRUST, DATED JUNE 14, 2017

BY _____

DAVID A FLOYD, JR , TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared David A Floyd, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is Trustee of The Floyd-Barber Trust Dated June 14, 2017 and executed the within instrument as such Trustee

Witness my hand and official seal this 14th day of August, 2023.

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires 10/2/23

Commission expires

_____
Notary Public