Karen Johnson Davidson County
Batch# 1112859 DEEDWARR
03/19/2024 03:28:30 PM 4 pgs
Fees: $23.00 Taxes: $2,071.63
20240319-0019026

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 38081-03-2024	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $559,900.00. Sarah Hazlewood Affiant Subscribed and sworn to before me this 15th day of March, 2024. Kristin Booth Notary Public My Commission Expires:

KRISTIAN BOOTH
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
September 02, 2024
COUNTY OF DAVIDSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Braeden Lisea, et al. 300 Bramblewood Drive Nashville, TN 37211	United Wholesale Mortgage 585 South Blvd E Pontiac, MI 48341	Map and Parcel No.: 14705012100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Tyler K. Ginn and Morgan Ginn, husband and wife ("Grantors") have this day bargained and sold, and do hereby transfer and convey to Braeden Lisea and Joy Lisea, husband and wife, and Dale Jamison and Debbie Jamison, husband and wife, as joint tenants with rights of survivorship ("Grantees"), their heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 300 Bramblewood Drive, Nashville, Davidson County, Tennessee 37211.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, their heirs and assigns, forever.

And Grantors covenant that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 7th day of March, 2024.

GRANTORS:

Tyler K. Ginn

Morgan Ginn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Tyler K. Ginn and Morgan Ginn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of March, 2024.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 410 on ;the Plan of Section Six, Crieve Hall Estates, as of record in Plat Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Tyler K. Ginn and Morgan Ginn, husband and wife, by deed dated April 5, 2019 from John David Lawhorn and Kelli Lawhorn, husband and wife, of record in Instrument No. 20190408-0031445, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2024 and subsequent years, a lien, not yet due and payable, which have been prorated and assumed by Grantees.
2. Restrictive covenants contained in an instrument of record in Book 2332, page 92, Register's Office for Davidson, County, Tennessee.
3. All matters appearing on the Plan of record as Book 2331, pages 1 and 2, Register's Office for Davidson County, Tennessee.

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **March 15, 2024** (date of document).

Affiant Signature

March 19, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 19th day of March, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25