Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

Karen Johnson
Batch # 1116604
04/01/2024 07:57:27 AM
Fees: $13.00 Taxes: $9,205.60
Davidson County
DEEDWARR
2 pgs
39-B
4-1060
20240401-0021884

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **William Jeffrey Brannick and Toni Brannick, husband and wife**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Mary P. Patton, Trustee of the Jeffrey F. Patton 2023 GST-Exempt Family Trust dated May 3, 2023**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being the Easterly fifty feet of Lot No. 124 on the plan of Richland Realty Co's Second Subdivision, Division "B", of record in Book 332, Page 92, Register's Office for said County.

Said part of Lot No. 124 fronts 50 feet on the Southerly margin of Central Avenue and extends back between parallel lines 192.5 feet to a line in the rear measuring 50 feet thereon.

Being the same property conveyed to William Jeffrey Brannick and Toni Brannick, husband and wife by deed from Richard Jacques, dated April 30, 2019, of record in Instrument No. 20190502-0041063, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, matters set out in the above referenced Declarations and By-Laws, if any, and to applicable easements, conditions, assessments and restrictions therein, and Property Taxes for the current year.

This is improved property, known as: 3601 Central Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT	TAX MAP-PARCEL #:
Marty F. Patton, Trustee **3601 Central Avenue** **Nashville, TN 37205**	**New Owner**	**104-05-0-305.00**

WITNESS THE EXECUTION HEREOF this 27th day of March, 2024.

Toni Brannick
Toni Brannick

State of Tennessee
County of Davidson

On this 27th day of March, 2024, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Toni Brannick, the bargainor(s), to me known (or proved to me on the basis of ~~satisfactory~~ evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

William Jeffrey Brannick by Toni Brannick, His Attorney in Fact
William Jeffrey Brannick by Toni Brannick, His Attorney in Fact

State of Tennessee
County of Davidson

On this the 27th day of March, 2024, before me before me the undersigned, a Notary Public in and for said County and State, personally appeared Toni Brannick, to me known (or proved to me on the basis of satisfactory evidence) to be ~~the person~~ who executed the foregoing instrument on behalf of William Jeffrey Brannick, acknowledged that such person executed the same as the free act and deed of William Jeffrey Brannick.

Notary Public

My Commission Expires: 3/3/26

State of Tennessee
County of Davidson

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 2,488,000.00.**

Affiant

Sworn and subscribed before me on this the 27th day of March, 2024.

Notary Public

My Commission Expires: 3/3/26