Karen Johnson Davidson County
Batch# 1117004 DEEDWARR
04/01/2024 04:05:30 PM 3 pgs
Fees: $18.00 Taxes: $1,994.30
20240401-0022453

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-24-992

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $539,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 28th day of March, 2024

Notary Public

Commission Expires: 9/15/27

TINA SHINN STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Melissa Brannen 1106 Matthews Pl Nashville, TN 37206	Melissa Brannen 3309 Running Springs Franklin, TN 37064	083-02-0-280.00

WARRANTY DEED

FOR AND IN 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, I/WE,

Vita Star LLC, a Wyoming Liability Company

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Melissa Brannen

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 Lot No. 5 on the Plan of Matthews Place of record in Plat Book 1424, Page 61, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Joshua Michael Hall and Charta Natia Hall, husband and wife by Warranty Deed from Arden D. Ford and Rebecca F. Ford of record in Instrument No. 20200324-0031921 Register's Office for Davidson County, Tennessee, dated March 23, 2020 and recorded on March 24, 2020.

Being the same property conveyed to Music City Holdings LLC, a Texas Limited Liability Company by Warranty Deed from Joshua Michael Hall, unmarried and Charta Natia Hall, unmarried of record in Instrument No. 20230915-0072508 Register's Office for Davidson County, Tennessee, dated September 12, 2023 and recorded on September 15, 2023.

Being the same property conveyed to Vita Star LLC, a Wyoming Liability Company by Special Warranty Deed from Music City Holdings, LLC, a Texas Limited Liability Company of record in Instrument No. 20230920-0073872 Register's Office for Davidson County, Tennessee, dated September 12, 2023 and recorded on September 20, 2023.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1106 Matthews Pl, Nashville, TN 37206

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 so 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.

Dated this the 28th day of March, 2024.

VITA STaR, LLC, a Tennessee Limited Liability Company

By: _____
Steve Herbert Sisson, Manager & Member

By: _____
Carla Sisson, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

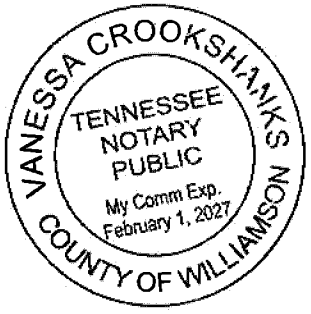
Before me, Steve & Carla Sisson of the state and county mentioned, personally appeared Steve Herbert Sisson, Manager & Member of VITA STaR, LLC and Carla Sisson, Member of VITA STaR, LLC, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Manager & Member and Member of VITA STaR, LLC, the within named bargainor, a Limited Liability Company, and that such Steve Herbert Sisson, Manager & Member of VITA STaR, LLC and Carla Sisson, Member of VITA STaR, LLC as such Manager & Member and Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Manager & Member and Member.

Witness my hand and seal, at office in TN, this 28th day of March, 2024.

_____
Notary Signature

Printed Name: Vanessa Crookshanks

My commission expires: 02/2027



Certificate of Authenticity

I, Joshua A. Terry, 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 3/28/24.

Affiant Signature – Joshua A. Terry

4/1/24

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/1/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27