THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 240547687

Karen Johnson
Batch # 1139733
05/28/2024 10:36:21 AM
Fees: $13.00 Taxes: $1,998.00
Davidson County
DEEDWARR
2 pgs
20240528-0039315

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

The actual consideration or value, whichever is greater, for this transfer is: $540,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of May, 2024.

Notary Public
My Commission Expires

SEZEN YILMAZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 08, 2025

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Chase G. Brannon, Embrey Brannon and Charlene Brannon 318 54th Ave N Nashville, TN 37209	New Owner	Tax Parcel ID No. 091-15-0-129.00

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, **A. Russell Mason, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Chase G. Brannon and Embrey Brannon, husband and wife, and Charlene Brannon, a single woman, as joint tenants with right of survivorship**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 12, as shown on the map entitled Realty Savings Bank & Trust Co's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Plat Book 421, page 18, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Said part of said lot fronts 50 feet on the northerly side of Nevada Avenue and runs back between parallel lines to and 60 feet west of 52nd Avenue North 125 feet to a deadline.

Being the same property conveyed to ARTHUR RUSSELL MASON and wife, GLORIA G. MASON, by deed from CECIL E. BIRGE and wife, SANDRA A. BIRGE, of record in Book 6924, page 410, dated July 17, 1986, said Register's Office.

In accordance with the terms and conditions of Final Decree of Divorce, GLORIA G. MASON conveyed her interest to ARTHUR RUSSELL MASON by quitclaim deed of record in Book 8867, page 833, dated February 18, 1993, said Register's Office.

ARTHUR RUSSELL MASON conveyed to A. RUSSELL MASON by quitclaim deed of record in Instrument No. 20030417-0051207, dated April 11, 2003, said Register's Office.

Said property was not the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2024 and subsequent years for Map-Par. 091-15-0-129.00.

Matters shown on the Plan of record in Plat Book 421, page 18, said Register's Office.

This is improved property located at 5202 Nevada Avenue Nashville TN 37209

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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, Grantor has executed this instrument on this 24th day of May, 2024.

A. Russell Mason

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, A. Russell Mason, 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.

Witness my hand, at office, this 24th day of May, 2024.

Notary Public

SHIRA KINGREY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 6TH, 2025

My Commission Expires: _____