WARRANTY DEED

Karen Johnson Davidson County
Batch# 1139906 DEEDWARR
05/28/2024 03:09:30 PM 3 pgs
Fees: $18.00 Taxes: $2,405.00
20240528-0039514

File #24-PA-0614-B

(SEAL)

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF May, 2024.

Carmen Coats
Notary Public
MY COMMISSION EXPIRES: 3/3/26

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Arcole Brandon and Elizabeth Brandon	**New Owner**	
(NAME) 614 B Waco Drive	(NAME)	**091 05 0E 002.00**
(ADDRESS) Nashville, TN 37209	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged,

COURTNEY JOHNSON, A MARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

ARCOLE SIMS BRANDON AND ELIZABETH BRANDON, HUSBAND AND WIFE,

hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit B and Common Area of 614 WACO COTTAGES, a Horizontal Property Regime with Private Elements and described in a Declaration of Covenants, Conditions and Restrictions for 614 Waco Cottages, a Horizontal Property Regime with Private Elements, of record in Instrument Number 20151110-0114580, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made.

Being the same property conveyed to Courtney Johnson, an Unmarried Woman, by Warranty Deed from Paty Construction, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20160701-0067511, in the Register's Office of Davidson County, Tennessee, dated June 22, 2016, and recorded on July 01, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of MOSS-WOOD SUBDIVISION, SECTION TWO, as recorded in Plat Book 2900, Page(s) 123.

*Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151110-0114580 as amended in Instrument No. 20160621-0063263.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: 614 B Waco Drive, Nashville, TN 37209.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 21st day of May, 2024.

Courtney Johnson

Christopher Tabeling

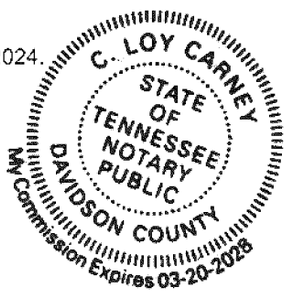
__CHRISTOPHER TABELING__, spouse of __COURTNEY JOHNSON__, joins in the execution of this instrument for the purpose of conveying any and all marital interest __CHRISTOPHER TABELING__ may have in the above-described real property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Courtney Johnson, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2024.

Notary Signature
My commission expires:

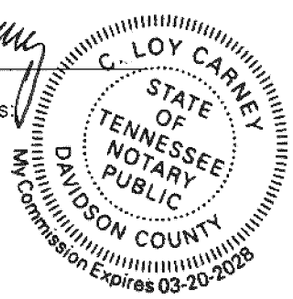


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21st day of May, 2024, before me personally appeared Christopher Tabeling, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 21st day of May, 2024.

Notary Signature
My commission expires:



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 **May 21, 2024**.

Affiant Signature

May 28, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 28th day of May, 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