File 37300-8

BOX 14

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$670,000.00** (Six Hundred Seventy Thousand).

AFFIANT

Subscribed to and sworn before me this 14th day of June, 2024.

12/16/24 (NOTARY SEAL)

NOTARY PUBLIC MY COMMISSION EXPIRES:

Karen Johnson Davidson County
Batch # 1147734 DEEDWARR
06/17/2024 09:59:13 AM 2 pgs
Fees: $13.00 Taxes: $2,479.00

20240617-0045024

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC.
1222 17th Avenue South, Nashville, TN. 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Jason C. Bramhall, VI & Alison Marie Bramhall 3609 Westbrook Avenue Nashville, TN 37205	**SAME AS NEW OWNER**	104-05-0-245.00

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, **JEFFREY R. LIPSCOMB AND LORI R. LIPSCOMB, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JASON C. BRAMHALL, VI AND ALISON MARIE BRAMHALL, HUSBAND AND WIFE,** HEREINAFTER CALLED THE **GRANTEE(S),** 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. 466 on the Plan of Richland Realty Company's Division "C" of record in Plat Book 421, Page 31, 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 Jeffery R. Lipscomb and Lori R. Lipscomb, husband and wife by Warranty Deed from Francis Faye Mashburn, an unmarried woman of record in Instrument No. 20161101-0115335 Register's Office for Davidson County, Tennessee, dated October 31, 2016 and recorded on November 01, 2016.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE. SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF RECORD IN BOOK 421, PAGE 31, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **3609 WESTBROOK 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(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. Whenever 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, this 14th day of June, 2024

X _____
Jeffrey R. Lipscomb

X _____
Lori R. Lipscomb

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 14th day of June, 2024, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jeffrey R. Lipscomb and Lori R. Lipscomb,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 14th day of June, 2024.

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 9, 2024