# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1158280 DEEDWARR
07/15/2024 01:12:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20240715-0053107

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $400,000.00.

*Affiant*

Subscribed and sworn to me on July 8, 2024.

NOTARY PUBLIC

My Commission Expires: 3-23-27

Amelia Swanson
State of Tennessee Notary Public
Williamson County

THIS INSTRUMENT WAS PREPARED BY:

Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP, PARCEL # |
|---|---|---|
| Leticia Zepeda De Menjivar<br>2929 High Rigger Drive<br>Nashville, TN 37217 | First Colony Mortgage<br>DBA GoGuaranty Home Lending<br>508 W. 800 N.<br>Orem UT 84057 | 150 03 0 449.00 |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Robert Branson, an unmarried man, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto Leticia Zepeda De Menjivar, married woman, hereinafter called **"GRANTEE,"** her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 56 on the Plan of Harbor Landing Subdivision, Section 3, as of record in Plat Book 6900, Page 348, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Robert W. Branson and wife, Jarissa Branson, by Warranty Deed from Betty J. Purvis and husband, James H. Sanders, of record at Instrument No. 20080610-0059560, Register's Office for Davidson County, Tennessee, recorded on June 10, 2008.
>
> Further being the same property conveyed to Robert Branson by Quitclaim Deed from Jarissa Branson, of record at Instrument No. 20090317-0023686, Register's Office for Davidson County, Tennessee, recorded on March 17, 2009.
>
> Robert Branson and Robert W. Branson are one and the same person.
>
> This is Improved property, known as 2929 High Rigger Drive, Nashville, TN 37217.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

**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, her successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her successors 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 our hands on May 7th, 2024.

Robert Branson

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

On May 7th, 2024, before me personally appeared Robert Branson, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Witness my hand and official seal on May 7th, 2024.

NOTARY PUBLIC

My Commission Expires: 9/8/25

BROOKE SOBO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-08-2025

**True Copy Certification**

I, Yvette Meldrum, 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 July 15, 2024

Affiant Signature _____

July 15, 2024

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 15th day of July 2024.

_____
Notary's Signature

MY COMMISSION EXPIRES: 1-26-25

