THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 1176328 DEEDWARR
09/03/2024 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $1,776.00
20240903-0067597

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Ava Griffith and Jeremy Griffith 2036 Nora Lane Hermitage, TN 37076	**New** Owner **Same Address**	085-04-0-007.00

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Paul A. Brannon, devisee under the Last Will & Testament of Grace Elizabeth Brannon**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Ava Griffith and Jeremy Griffith, a married couple**, hereinafter called the Grantees, their heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Stones River Estates, Section 1, as of record in Book 2900, Page 139, Register's Office for Davidson County, Tennessee.

SAID Lot No. 36 fronts 135 feet on the northerly margin of Nora Lane and extends back 228.53 feet on the easterly line, 219.19 feet on the westerly line, to a line in the rear measuring 135.32 feet thereon.

Being the same property conveyed to Wilbur W. Brannon and wife, Grace E. Brannon by deed from Marie G. Craighead and husband, Billy E. Craighead of record in Instrument No. 2011231-0145078, filed on 12-31-2001, Register's Office for Davidson County, Tennessee.
The said Wilbur W. Brannon died on March 29, 2016, thereby vesting ownership into Grace E. Brannon as surviving tenant by the entirety. The said Grace E. Brannon a/k/a Grace Elizabeth Brannon subsequently died Testate on November 16, 2022, and by her Last Will and Testament being probated in Case Docket No, 23P434, Circuit Court for Davidson County, Tennessee, (Probate Division) vested ownership into Paul A. Brannon as her sole devisee.

This property is commonly known as 2036 Nora Lane, Hermitage, TN 37076*
*Note that a street address is not, and is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it 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 set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its 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, this 29 **day of July, 2024**:

Paul A. Brannon

Paul A. Brannon

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Paul A. Brannon** and , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of **July, 2024**.

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMM. EXPIRES MAY 9TH, 2026

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$480,000.00**:

Affiant

SWORN AND SUBSCRIBED ~~TO BEFORE~~ ME, THIS THIS 29th DAY OF ~~July~~ August, **2024**:

Notary Public

My Commission Expires: _____

ADELAIDA E. DILWORTH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
MY COMM. EXPIRES DEC 19, 2026

Certificate of Authenticity

I, Spencer Gross, 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 29th, 2024**.

Date

Affiant Signature

July 29th, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **3rd** day of **September**, 20**24**.

Notary's Signature

My Commission Expires: 05/05/2025

Date

Notary's Seal (if on paper)

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025