Karen Johnson Davidson County
Batch# 1186610 DEEDWARR
09/26/2024 09:10:30 AM 3 pgs
Fees: $18.00 Taxes: $1,868.50
20240926-0074594

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $505,000.00.

Carol J Hale
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 25 day of September, 2024.

(Affix Seal) Notary Public

My Commission Expires:

CASSIE ANNE STARLING NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03-19-2025

2024-08-2083

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

Address of New Owners:	Send Tax Bills To:	Tax ID#:
John B. Wiggins, Jr. 939 Dalebrook Lane Nashville, TN 37206	OWNER	Map/Parcel 083-08-0-238.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Coburn Brandon, Jr., unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **John B. Wiggins, Jr., unmarried,** hereinafter called the GRANTEE, his heirs 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 Lot No. 6 on the Plan of Final Rosebank Meadow's - Phase One of record in Plat Book 9700, Page 531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and Accurate description of said lot.

Being the same property conveyed to Jeffrey Coburn Brandon, Jr. by Warranty Deed from Tatika Jones, unmarried of record in Instrument No. 20160420-0038407 Register's Office for Davidson County, Tennessee, dated April 18, 2016 and recorded on April 20, 2016.

This conveyance is subject to the following: Davidson County property taxes for the year 2024, a lien now due and payable, having been prorated by the parties hereto and assumed by the Grantee, and property taxes for subsequent years, a lien not yet due and payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 955 Dalebrook Lane, Nashville, TN 37206.

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, his heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

Effective the 24 day September, 2024.

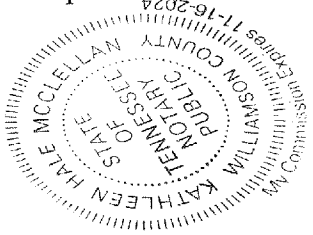
Jeffrey Coburn Brandon, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 24 day of September, 2024, before me personally appeared Jeffrey Coburn Brandon, Jr., 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 24 day of September, 2024.

Notary Signature
My commission expires:



Certificate of Authenticity

I, Kathleen Hale McClellan, 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 9/24/2024.

Date

Affiant Signature

9/24/2024

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 24 day of September, 2024.

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal

CASSIE ANNE STARLING
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-19-2025