BOX 10-A

WARRANTY DEED

Karen Johnson
Batch # 1188627
10/02/2024 10:02:38 AM
Fees: $18.00 Taxes: $851.00

Davidson County
DEEDWARR
3 pgs

20241002-0076349

File #24-PA-00601

(SEAL)

JOSEPH WHITE
TENNESSEE NOTARY PUBLIC
My Comm Exp. April 27, 2025
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September, 2024.

Notary Public
MY COMMISSION EXPIRES: _____

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

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)
Home Capital, LLC (NAME)	**New Owner** (NAME)	**091 11 0 023.00**
114 Fern Ave (ADDRESS)	(ADDRESS)	
Nashville, TN 37207 (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,

CHARLENE BRANNON, A SINGLE PERSON, AND CHASE BRANNON AND EMBREY BRANNON, A MARRIED COUPLE,

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

HOME CAPITAL, LLC,

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 Lot No. 37 on the REVISED PLAN OF MORROW MEADOWS, SECTION ONE, of record in Plat Book 2083, Page 105, Register's Office for Davidson County, Tennessee.

Said Lot No. 37 fronts 57.0 feet on the Westerly margin of Morrow Road and extends back 124.4 feet on the Northerly line and 120.9 feet on the Southerly line to a dead line in the rear, measuring 48.94 feet thereon.

Being the same property conveyed to W. Aaron Fortner, as Trustee, by Quitclaim Deed from Chase Brannon and wife, Embrey Brannon, and also further conveyed to Charlene Brannon, and Chase Brannon and wife, Embrey Brannon, as joint tenants with right of survivorship, from W. Aaron Fortner, as Trustee, of record in Instrument No. 20180319-0025644, in the Register's Office of Davidson County, Tennessee, dated March 14, 2018 and recorded on March 19, 2018.

Being the same property conveyed to Chase Brannon and Embrey Brannon, Husband and Wife, by Warranty Deed from Patricia Walden Sullivan and husband, Danny G. Sullivan, of record in Instrument No. 20180223-0017179, in the Register's Office of Davidson County, Tennessee, dated February 09, 2018 and recorded on February 23, 2018.

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 REVISED PLAN, SECTION ONE, MORROW MEADOWS, as recorded in Plat Book 2083, Page(s) 105 , revising the Plat Book 2083, Page 103.
*Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 2300, Page 421.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **601 Morrow Road, 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 our hands this the ~~11th~~ 30th September day of ~~July,~~ 2024.

Chase Brannon

Embrey Brannon

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~11th~~ 30th September day of July, 2024, before me personally appeared Chase Brannon, 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 ~~11th~~ 30th September day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~11th~~ 26th September day of July, 2024, before me personally appeared Embrey Brannon, 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 ~~11th~~ 26th September day of July, 2024.

Notary Signature
My commission expires:

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

Witness my hand this the 9 day of July, 2024.

Charlene Brannon

STATE OF FLORIDA

COUNTY OF SAINT LUCIE

On this 9 day of July, 2024, before me personally appeared Charlene Brannon, 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 11th day of July, 2024.

Notary Signature

My commission expires: 01/07/2026

