WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF DECEMBER, 2024

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

Karen Johnson
Batch # 1215750
12/12/2024 11 54 23 AM
Fees $13 00 Taxes $1,295 00

Davidson County
DEEDWARR
2 pgs

20241212-0096605

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Molly K. Ginn	**Legacy Home Loans, LLC DBA Steadfast Mortgage**	
(NAME) **545 Doral Country Drive**	(NAME) **408 Highway 76**	**142-06-0D-062 00-CO**
(ADDRESS) **Nashville, TN 37221**	(ADDRESS) **White House, TN 37188**	
(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, **JILL RENEE BRANYAN, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MOLLY K. GINN, AN UNMARRIED WOMAN,** 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 a part of the plan of Doral Country Villa Condominiums, Section VII, of record in Book 5200, Page 223, and described being Unit No 37-A, on the said plan and described by the Master Deed establishing a Horizontal Regime with respect to Doral Country Villa Condominiums, Section VII of record in Book 5532, Page 727, and Book 5623, Page 252, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jill Renee Branyan, an unmarried woman by Warranty Deed from Alfred L Leblanc Jr and Paula M Leblanc, husband and wife of record in Instrument No. 20240903-0067738 Register's Office for Davidson County, Tennessee, dated August 30, 2024 and recorded on September 03, 2024.

This conveyance is subject to
- Taxes for the year 2025 and subsequent years, a lien not yet due and payable
- Subject to all matters shown on the Plan of record in Plat Book 5200, Page 223, Register's Office for Davidson County, Tennessee
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 5532, Page 727 as amended in Book 5623, Page 252, Register's Office for Davidson County, Tennessee
- Doral Country Villa Section VII Condominium Association, Inc for Fines of record in Instrument Number 20141103-0101033 and Instrument No 20151130-0120647, in the Register's Office for Davidson County, Tennessee
- Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **545 Doral Country Drive, Nashville, Tennessee 37221**

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 my/our hand(s) this the 3rd DAY OF DECEMBER, 2024.

Jill Renee Branyan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JILL RENEE BRANYAN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 3rd of December, 2024

Notary Public
My Commission Expires 05/08/28
(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2028

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212