Send Tax Bills To:
Jonathan Avery
713 Arbor Trace Circle
Nashville, TN 37207

This Instrument Prepared By:
Cedar City Title, LLC
115 East Main Street Ste B
Lebanon, TN 37087

New Owners:
Jonathan Avery
713 Arbor Trace Circle
Nashville, TN 37207

Map & Parcel No: 060-00-0A-006.00-CO

Space for Recorders Stamp

Karen Johnson Davidson County
Batch # 1222472 DEEDWARR
01/02/2025 11 22 28 AM 3 pgs
Fees $18 00 Taxes $1,757 50
20250102-0000200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **FOUR HUNDRED SEVENTY FIVE THOUSAND AND 00/100 ($475,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Patrick C. Brannon and Kimber N. Brannon, husband and wife** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jonathan ~~Avery~~ Avery, a single man,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 6, of Magnolia East, a Horizontal Property Regime with Private Elements, which is a Planned Unit Development, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain Declaration of Covenants, Conditions and Restrictions for Magnolia East of record in Instrument Number 20160726-0076751, as amended in Instrument No. 20161013-0108361, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Patrick C. Brannon and Kimber N. Brannon, husband and wife by Warranty Deed from CAM Properties, LLC, a Tennessee Limited Liability company of record in Instrument No. 20190415-0034382 Register's Office for Davidson County, Tennessee, dated April 11, 2019 and recorded on April 15, 2019.

This is __X_IMPROVED ___UNIMPROVED property known as 713 Arbor Trace Circle, Nashville, TN 37207.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 23rd day of December, 2024 .

Patrick C. Brannon

Kimber N. Brannon

STATE OF TENNESSEE
COUNTY OF Wilson

On this 23rd day of December, 2024, before me personally appeared Patrick C. Brannon and Kimber N. 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 23rd day of December, 2024.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $475,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF

Sworn to and subscribed before me this 23rd day of December, 2024.

Notary Signature
My commission expires:

