This instrument prepared by:
Icon Title, LLC
9175 Carothers Parkway
Franklin, TN 37067
File Number: 11-4399-AJ

Karen Johnson Davidson County
Batch# 1225578 DEEDWARR
01/13/2025 09:08:30 AM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20250113-0002263

STATE OF TENNESSEE
COUNTY OF DAVIDSON

ALLISYN G PINKSTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-24-2025

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of January, 2025.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Laura Dobranksky and Michael Alan Gray 2509 East Lane Nashville, TN 37218	NEW OWNER Property	070 09 0 012.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Scott M. Brantley and Norma L. Brantley, husband and wife** (individually and/or collectively, "Grantor"), transfer and convey unto **Laura Dobranksky and Michael Alan Gray, both unmarried as joint tenants with rights of survivorship** (individually and/or collectively, "Grantee"), a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being part of Lot No. 20 on the Map of ALPINE TERRACE Subdivision, as of record in Plat Book 421, Page 131, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point 165 feet North, from the North margin of Powell Street, and on the Westerly margin of what is known as East Lane, which was originally a 15 foot lane, but now widened to 25 feet, according to a Deed of record in Book 1368, Page 258, said Register's Office; thence, with said beginning point and Northerly with the Westerly margin of said East Lane, as widened, 116 feet to the Southerly margin of Pfeiffer Street; thence, with the Southerly margin of the same and Westerly 90 feet to a point; thence, Southerly and parallel with said East Lane 116 feet to a point; thence, Easterly and parallel to the Northerly margin of said Powell Street 90 feet to the place of beginning.

Being the same property conveyed to Scott M. Brantley and wife, Norma L. Brantley, by Warranty Deed from M & W Real Estates Solutions, LLC, of record in Instrument No. 20081028-0107327, in the Register's Office of Davidson County, Tennessee, dated October 27, 2008, and recorded on October 28, 2008.

This is improved property located at: **2509 East Lane, Nashville, TN 37218**

This conveyance is made subject to 1) property taxes for the year 2025 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying the prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) 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, their heirs and assigns forever; and I/we do covenant with the said Grantee 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 I/we do further

said land to the said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8th day of January, 2025.

GRANTOR:

Scott M. Brantley

Norma L. Brantley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Scott M. Brantley and Norma L. Brantley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of January, 2025.

Notary Public
My Commission expires: 9-21-26

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

202501130002263

Certificate of Authenticity

I, Emily Manno, 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 1/8/25.

Date

Affiant Signature

1/8/25

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8 day of January, 2025.

Notary's Signature

My Commission Expires: 7/6/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026