Karen Johnson Davidson County
Batch # 1243032 DEEDWARR
03/05/2025 10 01 08 AM 2 pgs
Fees $13 00 Taxes $2,386 50
20250305-0016462

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #. DM-TC-25-513-4

PREPARED BY ~~& RETURN TO:~~
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $645,000.00.

Dawn Martin
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2025.

S Chapel Drummond
Notary Public

MY COMMISSION EXPIRES: 11-3-25
(AFFIX SEAL)

S. CHAPEL DRUMMOND NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

02-NSH25-08994

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elisabeth A Eaton and Joseph Garrett Hall 513 Hickory Trail Drive Nashville, TN 37209	Same as new owners	101-00-0-132.00

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10 00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Cole Liggett and Jenna G. Branaman, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Elisabeth Ashley Eaton, an unmarried woman, and Joseph Garrett Hall, an unmarried man, as tenants in common with rights of survivorship**, hereinafter called the Grantees, their successors and assigns, a 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. 4 on the Plan of Revised Section 1, Hickory Trail Farms, of record in Plat Book 4460, Page 192, and Amended Final Subdivision Plat of record in Instrument No 20220909-0101178 in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property
>
> Being the same property conveyed to Brandon Cole Liggett and Jenna G Branaman, husband and wife by Warranty Deed from Ashley Mock and Brent Mock, wife and husband of record in Instrument No 20170426-0040858 Register's Office for Davidson County, Tennessee, dated April 24, 2017 and recorded on April 26, 2017.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as· 513 Hickory Trail Drive, 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 hand this 3rd day of March, 2025

Brandon Cole Liggett

Jenna G. Branaman

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Brandon Cole Liggett and Jenna G. Branaman, 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 within instrument for the purposes therein contained.

Witness my hand and seal at Brentwood, Tennessee, this 3rd day of March, 2025.

Notary Public

My Commission Expires 8/19/2028

