Karen Johnson Davidson County
Batch# 1289792 DEEDWARR
06/25/2025 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.13
20250625-0049924

RAYNELLE M. RUCKER
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan. 24, 2029
Commission # 17313488

STATE OF ~~TENNESSEE~~ Missouri
COUNTY OF ~~Davidson~~ Jackson

The actual consideration or value, whichever is greater, for this transfer is $334,900.00

Roger Edwin McLendon
Affiant

Subscribed and sworn to before me, this 10 day of June, 2025.

Raynelle M Rucker
Notary Public
My commission expires:
01/24/2029

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To: (If left blank, send to new owner at property address)	Map-Parcel Numbers:
Hayden Brown		**161110E01500CO**
5232 Village Way	111 N. Riverdale Dr.	
Nashville, TN 37211	Durham, NC 27712	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Roger Edwin McLendon, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Hayden Brown

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 12, Plan of Villages of Brentwood, Phase VIII, Section II, of record in Plat Book 6200, Page 769, as amended in Plat Book 7900, Page 57, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Roger Edwin McLendon, a married man, by Warranty Deed from Angela Brannon and Justin Brannon, wife and husband, dated August 25, 2015, of record in Instrument No. 20150903-0090140, in the Register's Office for Davidson County, Tennessee. Oath is hereby made that subject property has never been the primary residence of Grantor, his spouse, or dependents.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 5232 Village Way, Nashville, TN 37211.

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 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.

Roger Edwin McLendon Date: 6/10/2025
Roger Edwin McLendon

STATE OF Missouri

COUNTY OF Jackson

Personally appeared before me, a Notary Public of said County and State, Roger Edwin McLendon, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of June 2025.

Raynelle M. Rucker
NOTARY PUBLIC

My Commission Expires: 01/24/2029

RAYNELLE M. RUCKER
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Jan. 24, 2029
Commission # 17313488

CERTIFICATION REQUIRED BY TCA 66-24-101(D)

I, Cyndi Van Campen, 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 06/10/2025 (date of document).

Affiant Signature

06/10/2025
Date

State of GA

County of Gwinnett

Sworn to and subscribed before me this 10 day of JUNE, 2025,

Notary's Signature

My Commission Expires: 4/10/2027

Notary's Seal (if on paper)

