WARRANTY DEED

Karen Johnson Davidson County
Batch# 1294314 DEEDWARR
07/07/2025 11:44:30 AM 2 pgs
Fees: $13.00 Taxes: $1,332.00
20250707-0053194

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1 day of July, 2025 .

Notary Public

My Commission Expires: 8.12.28

YVETTE LYN MELDRUM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Title Escrow of Robertson County, Inc. 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBERS:
Lowell Faulkner	movement mtg. LLC	063-01-0-043.00
1416 Brannom Drive	8024 Calvin Hall Rd.	
Madison, TN 37115	Indian Land, SC 29707	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, Beverly A. Pharris, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Lowell Faulkner, a single man, 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. 9 on the Plan of Lazy Acres, of record in Book 3500, Page 146, Register's Office for said County.

Said Lot No. 9 fronts 152 feet on the westerly side of Brannom Drive, and extends back 290.5 feet on the northerly line and 290.2 feet on the southerly line, to a dead line in the rear on which it measures 152.19 feet.

Being the same property conveyed to Ronald E. Pharris, et ux. Beverly A. Pharris by Deed dated 4/9/1968 and filed for record in Book 4230, Page 584, Register's Office for Davidson County, Tennessee. Ronald E. Pharris having since died 7/21/2024, leaving Beverly A. Pharris as the surviving tenant.

Power of Attorney of record in Instrument No.20250701-0051822, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

Subject to any and all easements and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Plat Book 3500, Page 146, said Register's Office.

Subject to restrictions of record in Book 3909, Page 45, Register's Office said County

Taxes for the year 2025 are a lien, not yet due and payable and subsequent years.

This is unimproved X improved property, known as 1416 Brannom Drive, Madison, TN 37115

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 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 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 1st day of July, 2025.

Beverly A Pharris by Jennifer Johnson, Attorney-in-fact

Beverly A. Pharris by Jennifer Johnson, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jennifer Johnson as Attorney-in-Fact for Beverly A. Pharris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained and who further acknowledged that she is the Attorney-in-Fact of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand this 1st day of July, 2025.

My commission expires: 1-26-28

Notary Public

FRANKIE A. MATTHEWS
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER

True Copy Certification

I, Yvette Meldrum, 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 July 1, 2025.

Signature
July 1, 2025
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this July 1, 2025

Notary's Signature
My Commission Expires: 8.12.28

YVETTE LYN MELDRUM
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY