Karen Johnson Davidson County
Batch# 1314915 DEEDWARR
08/26/2025 03:39:30 PM 3 pgs
Fees: $18.00 Taxes: $7,622.00
20250826-0068368

This instrument was prepared by:
Momentum Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 4-6818-CC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,060,000.00.

Affiant

Subscribed and sworn to before me, this the 21st day of August, 2025.

Notary Public
My Commission Expires: 12-19-2028

APRIL SUMRULD
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
MY COMMISSION EXPIRES 12-19-2028

Address New Owner	Send Tax Bills To:	Map-Parcel Number
James Daniel Day 3207 Granny White Pike Nashville, TN 37204	Renasant Bank 2001 Park Place North, Ste 150 Birmingham, AL 35203	118-05-0-017.00

WARRANTY DEED

For valuable consideration, the receipt of which is hereby acknowledged, **Brandon Liggett, unmarried** (individually and/or collectively, "Grantor"), transfer and convey unto **James Daniel Day and wife, Mary Lawson Day,** (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 all of Lot No. 186 on the Plan of Victoria Place, according to survey and plat of same appearing of record in Book 332, page 10, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Included in the above-described parcel but specifically excluded therefrom is the following described tract conveyed in fee simple to the State of Tennessee for the use and benefit of the Department of Transportation by Warranty Deed from Lillian Thomas, of record in Book 4862, page 344, Register's Office for Davidson County, Tennessee, said tract being further described as follows, to-wit:

Beginning at a point in the west margin of 12th Avenue South (Granny White Pike), said point being north 11 degrees 51 minutes east 60 feet from the north margin of Clayton Avenue; thence north 78 degrees 09 minutes west 60.0 feet to a point; thence north 30 degrees 18 minutes east 63.2 feet to a point; thence south 78 degrees 09 minutes east 40.0 feet to a point in said west margin; thence along the said west margin south 11 degrees 51 minutes west 60.0 feet to the point of beginning and containing 3,000 square feet.

Being the same property conveyed to Brandon Liggett by Warranty Deed from Nathan Keith, Trustee of the Ethan Allen Hawley Trust, dated October 31, 2014, deed being dated November 19, 2018, and recorded December 4, 2018, of record in Instrument No. 20181204-0118313, Register's Office for Davidson County, Tennessee.

This is improved property located at: **3207 Granny White Pike, Nashville, TN 37204**

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 covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the 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 21st day of August, 2025.

GRANTOR:

Brandon Liggett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

WITNESS my hand and seal at office this 21st day of August, 2025.

Notary Public
My Commission expires: 9-21-26



Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 August 22. 2025.

Affiant Signature

26th day of August, 2025

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 26th day of August, 2025

Notary's Signature

MY COMMISSION EXPIRES: 1/24/2028

NOTARY'S SEAL

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-24-2028

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