Karen Johnson Davidson County
Batch# 1330268 DEEDWARR
10/03/2025 02:19:30 PM 4 pgs
Fees: $23.00 Taxes: $74.00
20251003-0079124

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

SHEA MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$20,000.00**

Subscribed and sworn to before me this 3 day of October, 2025.

Shea McCauley Teresa Taylor
Notary Public **Affiant**
My Commission Expires: 12-19-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Dewayne Henson & Catherine Henson **5115 Tranham Road** **Nashville, TN 37189**	Dewayne Henson & Catherine Henson 5141 Tranham Rd. Nashville, TN 37189	**030-00-0-252.00**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael Wayne Brown, II, a/k/a Michael Wayne Brown, Jr., unmarried in his individual capacity and Micahel Wayne Brown, II, a/k/a Michael Wayne Brown, Jr. in his capacity as Personal Reprensentative of the Estate of Micahel Wayne Brown**, the Grantor(s) has this day bargained and sold, and does hereby transfer and convey unto the said **Dewayne Henson, and Catherine Henson, husband and wife**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, as follows:

Being Tract 2 consisting of 5.87 acres as shown on a plan for the subdivision of the Michael Brown property and described as follows: Beginning at the South corner of the Michael Brown property, said point being at common corner with the Jimmy P. Burton property on the property line of the Gary L. Adams property; Thence along the Brown and Adams common property line North 20 degrees 29 minutes 08 seconds East a distance of 485.68 feet; thence South 73 degrees 16 minutes 39 seconds a distance of 98.00 feet; thence North 24 degrees 55 minutes 35 seconds East a distance of 150.00 feet; thence South 73 degrees 16 minutes 39 seconds East a distance of 338.29 feet to a point at a common corner of the Brown and Jimmy Burton Property; thence along the common property line of Brown and Burton South 24 degrees 50 minutes 49 seconds West a distance of 648.89 feet to the point of beginning, according to survey of John Franklin, Jr. dated August 16, 2000

Together with grantors' rights, title and interest in and to a sixteen foot wide easement for ingress/egress as more particularly set forth in the instrument of record in Deed Book 9183, Page 179 in the Register's Office for Davidson County, Tennessee, and in and to a sixteen foot wide easement for ingress, egress and regress as more particularly set forth in the instrument of record in Deed Book 10288, Page 310 in the said Register's Office.

Being a portion of the same property conveyed to Michael W. Brown and wife, Jamie K. Brown by Warranty deed from Louis L. White and wife, Peggy Ann White, and Chris White and wife, Alane P. White of record in Book 10288, page 314, Register's Office for Davidson County, Tennessee, dated December 10, 1996 and recorded on December 12, 1996.

Being the same property conveyed to Chrystal Trawick, Trustee, and within said deed Chrystal Trawick conveys said property to Michael W. and Jamie K. Brown, by Quitclaim Deed from Michael W. Brown and Jamie K. Brown of record in Instrument No. 20000918-0092403 Register's Office for Davidson County, Tennessee, dated September 17, 2000 and recorded on September 18, 2000.

Being the same property conveyed to Barbara Morgan by Quitclaim Deed from Michael W and Jamie K. Brown of record in Instrument No. 20050322-0030885 and re-recorded in Instrument No. 20050407-0038290 said Register's Office for Davidson County, Tennessee, dated March 16, 2005 and recorded on March 22, 2005.

Being the same property further conveyed to Michael W. Brown and Jamie K. Brown by Quitclaim Deed from Barbara Morgan of record in Instrument No. 20230228-0014078 Register's Office for Davidson County, Tennessee, dated May 01, 2005 and recorded on February 28, 2023. The said Michael W. Brown having since died intestate on or about August 12, 2017 leaving Miranda Rediker and Michael W. Brown II, a/k/a Michael W. Brown Jr. as his sole heirs at law. For further reference, see Affidavit of Heirship of record in Instrument No. 202510030079122, said Register's Office. The Estate of Michael Wayne Brown being administered in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 17P1550.

Jamie K. Brown, an unmarried woman further conveyed her interest to Michael W. Brown II, a/k/a Michael W. Brown Jr., unmarried by Quitclaim Deed of record in Instrument No. 20230724-0056582 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 24, 2023. The said Jamie K. Brown and Michael W. Brown having divorced pursuant to Final Decree under Docket No. 12D-580 in the Circuit Court for Davidson County, Tennessee.

Miranda Rediker further conveyed her interest to Michael W. Brown II, a/k/a Michael W. Brown Jr., unmarried by Quitclaim Deed of record in Instrument No. 202510030079123, Register's Office for Davidson County, Tennessee, dated September 30, 2025.

This is property commonly known as: 5115 Tranham Road, Nashville, TN 37189.
This conveyance is subject to all restrictions, easements and planning documents of record.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantee(s), their successors, heirs and assigns forever I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind myself, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee(s), their successors, heirs and assigns, against the lawful claims of all persons.

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.

Witness my hand this 3 day of October, 2025.

Michael Brown II

Michael Wayne Brown, II a/k/a Michael Wayne Brown, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, **Devin Freeman Park,** a Notary Public in and for said County and State, **Michael Wayne Brown II, a/k/a Michael Wayne Brown, Jr.,** the within named Bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3 day of October, 2025.

My Commission Expires: 1/31/26

DPark

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

ESTATE OF MICHAEL WAYNE BROWN

Michael Brown II, Personal Representative

Michael Wayne Brown, II a/k/a Michael Wayne Brown, Jr., Personal Representative

STATE OF TENNESSEE
COUNTY OF Davidson

On this 3 day of October, 2025, before me, **Devin Freeman Park**, personally appeared **Michael Wayne Brown, II a/k/a Michael Wayne Brown, Jr., Personal Representative of the Estate of Michael Wayne Brown administered Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 17P1550),** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative(s) of the **Estate Michael Wayne Brown**, as appointed by the **Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 17P1550)**, and is authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Goodlettsville, Tennessee this the 3 day October, 2025.

My Commission Expires: 1/31/26

DPark

NOTARY PUBLIC

DEVIN F. PARK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON MY COMMISSION EXPIRES 1-31-2026

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 10/03/2025 (date of document).

Affiant Signature

Date: 10/03/2025

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this October 3, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-14-29

