Karen Johnson Davidson County
Batch# 1330361 DEEDWARR
10/06/2025 08:09:30 AM 5 pgs
Fees: $28.00 Taxes: $2,479.00
20251006-0079257

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 **$670,000.00**

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

Notary Public **Affiant**
My Commission Expires: 12-19-2026

WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map-Parcel No(s).
Dwayne Henson & Catherine Henson **5141 Tranham Road** **Whites Creek, TN 37189**	Same as New Owner	**030-00-0-008.00**

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 **Dwayne 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:

A certain parcel of real property situated in Davidson County, Tennessee, and being described as: Land in Davidson County, Tennessee, and beginning at an existing iron pin in the West line of Jim Stevens (Deed Book 4377 at Page 838, Register's Office for Davidson County) and at the Northeast corner of Jimmy P. Burton, Et ux, (Deed Book 9170, Page 971, Register's Office for Davidson County); Thence with Burton's North line South 82 degrees 52 minutes 25 seconds West 473.68 feet to an existing iron pin at the Northeast corner of a 5.87 acres, more or less, tract conveyed to Chris White, Et ux, by deed or record in Deed Book 7339, Page 468, Register's Office for Davidson County; Thence with White South 24 degrees 50 minutes 49 seconds West 648.89 feet to an existing iron pin; thence with White's South line North 73 degrees 16 minutes 39 seconds West 299.38 feet to an existing iron pin; thence North 67 degrees 52 minutes 31 seconds West 421.55 feet to a twin 18 inch oak; thence North 38 degrees 19 minutes 28 seconds West 369.48 feet to a new iron pin; thence North 67 degrees 31 minutes 47 seconds West 183.84 feet to a new iron pin near the intersection of two logging roads in James D. Burton's, et ux, East line (Deed Book 1726, Page 499 Register's Office for Davidson County); thence generally paralleling the meanders of an old logging road and with Burton's East line the following calls and distances; North 42 degrees 42 minutes 41 seconds East 124.85 feet to a new iron pin; North 21 degrees 40 minutes 22 seconds East 376.96 feet to a new iron pin; North 15 degrees 46 minutes 29 seconds West 245.89 feet to a new iron pin and North 25 degrees 43 minutes 15 seconds East

155.61 feet to a 28 inch gum tree in Gilbert Fox's South line; thence with Fox's line South 83 degrees 22 minutes 17 seconds East 1640.46 feet to a 36 inch leaning gum tree; thence South 03 degrees 23 minutes 09 seconds West 588.12 feet to the point of beginning, and containing 38.765 acres, more or less according to a November 9th. 1996 survey by John Franklin Jr. R.L.S.N. 1700, 305 Brook View Court, Old Hickory, Tennessee 37188-1700, which survey is the source of this description.

Excluded is a graveyard as set out in the deed of record in Deed Book 4705 at page 989 in the Register's Office for Davidson County, Tennessee.

Excluding that portion conveyed to Chrystal Trawick recorded 9/18/2000 in Instrument No. 20000918-0092403.

Being a portion of the same property conveyed to Louis L. White and wife, Peggy Ann White by Warranty deed from W. R. White of record in Book 4705, page 989, Register's Office for Davidson County, Tennessee, dated March 12, 1973 and recorded on May 10, 1973.

Being a portion of the same property conveyed to Chris White and wife, Alane P. White by Warranty deed from Leslie Smith, single a/k/a Leslie E. Smith of record in Book 7339, page 468, Register's Office for Davidson County, Tennessee, dated August 25, 1987 and recorded on August 31, 1987.

Being 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 Michael W. Brown by Quitclaim Deed from Michael W. Brown and Jamie K. Brown, divorced from each other and not remarried, of record in Instrument No. 20150624-0060720 Register's Office for Davidson County, Tennessee, dated June 22, 2015 and recorded on June 24, 2015. The said Michael W. Brown and Jamie K. Brown having since divorced and subject property was granted to Micahel W. Brown by entry of Final Decree of Divorce under Docket No. 12D-580, in the Circuit Court for Davidson County, Tennessee.

The said Michael W. Brown, a/k/a Michael Wayne Brown, died intestate on or about August 12, 2017 leaving Miranda Rediker and Michael Brown Jr., a/k/a Michael Brown, II as his sole heirs at law. For further reference see Affidavit of Heirship of record in Instrument No. 20251008007912 2, said Register's Office for Davidson County, Tennessee. Estate administration of record in Docket No. 17P-1550 in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division).

The said Miranda Rediker further conveyed all her interest in said property to Michael W. Brown II, a/k/a Michael W, Brown Jr., being unmarried, of record in Instrument No. 20230724-0056581 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 24, 2023.

This is improved property known as: 5141 Tranham Road, Whites Creek, 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 3rd 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 Rep.

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

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 10/3/2025 (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

