Karen Johnson
Batch # 1345784
11/13/2025 02 02 23 PM
Fees $18 00 Taxes $1,110 00

Davidson County
DEEDWARR
3 pgs

20251113-0090584

WARRANTY DEED

JOHN GLEAVES · STATE OF TENNESSEE NOTARY PUBLIC · DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $300,000 00

Charay Ruth Jung
AFFIANT

SUBSCRIBED AND SWORN TO ME ON 11/__/2025

NOTARY PUBLIC

MY COMMISSION EXPIRES 7-2-29

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 836 North Thompson Lane
Ste 1D
Murfreesboro, TN 37129
file # 8393-25NASH-TN

ADDRESS OF NEW OWNER	SEND TAX BILLS TO **If left blank please use the address of the new owner**	MAP-PARCEL
124 Sequoyah Lane, LLC	**New Owner**	155-10-0A-081 00
1710 Belcourt Ave #317		
Nashville, TN 37212		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

Henry Maurice Bransford, Jr, a married man, Ora L. Bransford Lux, a single woman, William Andrew Bransford, a married man, and Jessica Rene Bransford Arnold, a single woman

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

124 Sequoyah Lane LLC, A Tennessee Limited Liability Company

HEREINAFTER CALLED THE GRANTEE(S), 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. 24 on the Plan of McCrory Trace Estates of record in Plat Book 6900, Page (s) 720 through 723, inclusive, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

Being the same property conveyed to Henry M Bransford and wife, Jacqueline S Bransford by Warranty Deed from Construction Associates, Inc of record in Book 9285, Page 150, Register's Office for Davidson County, Tennessee, dated March 17, 1994 and recorded on March 21, 1994

Being the same property conveyed to Jacqueline Bransford and husband, Henry M. Bransford by QuitClaim Deed from Richard J Harris of record in Instrument No. 20031203-0173611 Register's Office for Davidson County, Tennessee, dated August 08, 2003 and recorded on December 03, 2003.

Said Jacqueline Bransford having deceased on or about August 28, 2021, vesting Henry M. Bransford as surviving tenant

Said Henry M Bransford having deceased on or about August 11, 2025

Henry M Bransford died intestate on or about August 11, 2025 and by the Tennessee law of intestate succession leaving said property vested in Henry Maurice Bransford Jr, Ora L Bransford Lux, William Andrew Bransford, and Jessica Rene Arnold. See also Affidavit of Heirship simultaneously recorded herein ~~Book~~ *, Page_____, In said Register's Office. See also Affidavit of Heirship simultaneously recorded herein ~~Book~~ * *, Page_____, In said Register's Office

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING·

TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS

* 20251113-0090582

* * 20251113-0090583

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE

This is improved property known as 124 Sequoyah Lane Nashville, TN 37221

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 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

Witness my hand on November 7th, 2025

Henry Maurice Bransford, Jr

Ora L Bransford Lux

William Bransford

William Andrew Bransford

Jessica Bransford Arnold

Jessica Rene Bransford Arnold

STATE OF New York

COUNTY OF Clinton

Personally appeared before me via video-audio communication, a Notary Public of said County and State, Henry Maurice Bransford, Jr, Ora L Bransford Lux, William Andrew Bransford, and Jessica Rene Bransford Arnold, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained

Witness my hand and official seal, this November 7th, 2025

Notary Public

My Commission Expires 10/25/2027

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires. 10/25/2027

File #: 8393-25NASH-TN

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

278 Franklin Road, Suite 160

Brentwood, TN 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Logan Bell, 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 11/7/2025 (date of document).

Affiant Signature

Date 11/11/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 11th day of November, 2025.

Notary Signature

MY COMMISSION EXPIRES: 5/16/29

LAUREN LARGENT
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY