Karen Johnson Davidson County
Batch# 1349819 DEEDWARR
11/21/2025 01:05:30 PM 3 pgs
Fees: $18.00 Taxes: $3,700.00
20251121-0093267

THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Davidson)
The Row Title & Escrow, LLC 20 Music Square West, Suite 200 Nashville, TN 37203 TREVOR KELLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 03, 2029	The actual consideration or value, whichever is greater, for this transfer is $1,000,000.00 Affiant Subscribed and sworn to before me, this 21 day of November, 2025 Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Catherine Morrell 137 Abbottsford Nashville, TN 37215	Send Tax Bills to: New Owner	Tax Information: Tax Parcel ID No. **117-13-0B-004-00**

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Suzanne Brandon, Individually** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Catherine Morrell, a married woman** ("Grantee"), Grantee's successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 137 on the Plan of phase One of Abbotsford, as of record in Plat Book 6250, Page 421, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Suzanne Brandon, Trustee Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010 and to Connie Woodham, Trustee, Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010, by Quitclaim Deed dated October 13, 2017, of record in Instrument Number 20171018-0106756, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Suzanne Brandon, Individually by Deed dated February 9, 2018 from Suzanne Brandon, as Trustee of the Suzanne Brandon Trust u/w/o Thomas G. Brandon dated September 30, 2010, and as Trustee of the Connie Woodham Trust u/w/o Thomas G. Brandon dated September 30, 2010, recorded February 12, 2018, in Instrument Number 201802120013951, in the Official Records of Davidson County, Tennessee.

Andrew D. Woodham to sign for Grantor mentioned above as referenced to the limited power of attorney of record in Instrument No. 20250710-0054156 said Register's office for Davidson County, Tennessee recorded July 10, 2025.

This is improved property commonly known as **137 Abbottsford, Nashville, TN 37215**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes

that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, Grantee's successors, heirs and assigns, forever.

And Grantor covenants that Grantor has lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds Grantor, Grantor's successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, Grantee's successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHERE OF, Grantor has executed this instrument on this 20 day of November, 2025.

Suzanne Brandon by
Andrew Woodham, Attorney-in-Fact

Suzanne Brandon by Andrew D. Woodham as attorney in fact

STATE OF South Carolina)
COUNTY OF Lexington)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State **Andrew D. Woodham** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **Suzanne Brandon**, as Attorney – In – Fact, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 20 day of November 2025.

Mahlet Tesfaye
Notary Public
My Commission Expires: 9/21/27

MAHLET TESFAYE
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 09-21-27

Tennessee Certification of Electronic Document

I, Trevor Keller, 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 **11/21/2025** (date of document).

Affiant Signature

11/21/2025
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **21** day of **November**, **2025**

Notary's Signature

MY COMMISSION EXPIRES: 11/2/2026

NOTARY'S SEAL

