Karen Johnson
Batch # 1361902
12/29/2025 11:11:59 AM
Fees: $13.00 Taxes: $2,405.00

Davidson County
DEEDWARR
2 pgs

20251229-0102688

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 23rd day of December, 2025.

(Affix Seal) Notary Public

My Commission Expires: SEP 16 2029

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

2025-12-3609

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

HALE TITLE AND ESCROW, LLC
3020 STANSBERRY LANE, SUITE 100
FRANKLIN, TN 37069

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Kyle Noyed and Jennifer Noyed 2714B Eastland Avenue Nashville, TN 37206	FirstBank 722 Columbia Ave Franklin, TN 37064	Map/Parcel 084-05-0-072.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Jeffrey Coburn Brandon, Jr., an unmarried man**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does hereby transfer and convey unto **Kyle Noyed and Jennifer Noyed, husband and wife**, hereinafter called the GRANTEE, their heirs and assigns, that 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. 3 on the Plan of Final Plat of Cumberland Meadows, Section One of record in Plat at Instrument No. 20040521-0059887, 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 Jeffrey Coburn Brandon Jr., an unmarried man by Warranty Deed from Lisa M. Howe and Wendy D. Howe, F/K/A Wendy D. Holleman, married to each other of record in Instrument No. 20180801-0075286 Register's Office for Davidson County, Tennessee, dated July 31, 2018 and recorded on August 01, 2018.

This conveyance is subject to the following: Davidson County property taxes for the year 2026 and subsequent years are a lien but not yet due or payable, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, and easements of record and other matters of record.

This is improved property known as 2714B Eastland Avenue, Nashville, TN 37206.

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 the GRANTOR, does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and it does further covenant and binds himself, his heirs and assigns, 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.

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.

Effective the 22 day December, 2025.

Jeffrey Coburn Brandon, Jr.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 22nd day of December, 2025, before me personally appeared Jeffrey Coburn Brandon, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 22nd day of December, 2025.

Notary Signature
My commission expires:

KATHLEEN HALE MCCLELLAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11-14-2028

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 1-P-25-2114B