2025-1112

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $755,000.00.

Subscribed and sworn to before me, this the 23rd day of December, 2025.

Notary Public

My Commission Expires: 4/22/26

JILL SWICEGOOD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Karen Johnson Davidson County
Batch# 1364240 DEEDWARRSP
12/31/2025 02:27:30 PM 5 pgs
Fees: $28.00 Taxes: $2,793.50
20251231-0104636

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP, 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Send Tax Bills To:	Map/Parcel Number
Allison Branscum and James Holden Branscum 5824 Robertson Ave Nashville, TN 37209	New Owner	091-10-0-133.00

FOR AND IN CONSIDERATION of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **GOOD OL' BOYS, LLC**, a Tennessee limited liability company ("***Grantor***"), has bargained, transferred, sold and conveyed, and does hereby transfer, sell and convey unto **JAMES HOLDEN BRANSCUM AND ALLISON MARIE BRANSCUM,** husband and wife ("***Grantees***"), and Grantee's successors and assigns, the following described tracts or parcels of land located in Davidson County, Tennessee, as more particularly described in **Exhibit A** attached hereto and incorporated herein by reference (the "***Property***").

The Property is improved property located at 5824 Robertson Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD the Property, with the appurtenances, hereditaments, easements, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants and binds itself, its successors and assigns, that Grantor is lawfully seized in fee simple of the Property above conveyed, have full power and authority and right to convey the same, and will warrant and forever defend title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise, except for those matters as set forth on **Exhibit B** attached hereto and incorporated herein by reference and to which this conveyance is expressly made subject.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, or the masculine, feminine or neuter gender, as the case may demand.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed to be effective for all purposes as of the 23rd day of December, 2025.

GRANTOR:

GOOD OL' BOYS, LLC,
a Tennessee limited liability company

By: _____
Steven Eugene Ford, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the state and county aforesaid, personally appeared Steven Eugene Ford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he is the President of Good Ol' Boys, LLC, a Tennessee limited liability company, the within named bargainor, and that he as the President of the liability company, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company as President.

WITNESS my hand, at office, this 23rd day of December, 2025.

_____
NOTARY PUBLIC

My Commission Expires: 03/07/2026

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

Legal Description

The Land referred to herein below is situated in the County of Davidson, State of Tennessee and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 17, as shown on the map entitled the Subdivision of Lot Nos. 39 and 40 in the Division of B.F. Cockrill Farms, of record in Book 332, Page 41, Register's Office for Davidson County , Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said Lot 17 fronts 50 feet on the northerly side of Robertson Road and runs back between parallel lines 150 feet to an alley.

Being a portion of the same property conveyed to Good Ol' Boys, LLC, a Tennessee limited liability company by General Warranty Deed from Tiffany Robinson and Geneva F. McNabb, Co-Executrices of the Estate of Mary Jane Osburn Hulan, dated January 25, 2018 and recorded on January 30, 2018 of recorded in Instrument No. 20180130-0009366, in the Register's Office of Davidson County, Tennessee, dated January 25, 2018 and recorded on January 30, 2018; as affected by Scrivener's Affidavit of record in Instrument No. 20180403-0030980, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Exceptions

1. Taxes for the year 2026 and subsequent years, a lien, not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 332, Page 41, Register's Office for Davidson County, Tennessee.

3. Easements and other rights retained by Metropolitan Government of Nashville and Davidson County in and to that portion of the land embraced within the bounds of Alley No. 1512, now closed by Metro Council Bill No. 085-984, filed with the Metropolitan County Clerk's Office, Davidson County, Tennessee.

4. Agreement for Dedication of Public Right-of-Way of record in Instrument No. 20230113-003067, Register's Office for Davidson County, Tennessee.

5. No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.

Tennessee Certification of Electronic Document

I, Blake Reynolds, 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 12/23/25 (date of document).

Affiant Signature

12/31/25
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 31st day of December, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6/22/26

JILL SWICEGOOD NOTARY SEAL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON