WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Commission Expires Nov. 17, 2029

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$310,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, ON 06/16/2026

Notary Public

MY COMMISSION EXPIRES : 11/17/2029

THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 971 Bender's Ferry Rd, Mt. Juliet, TN 37122

Address of New Owner(s) as Follows:	Send Tax Bills To:	Map and Parcel Numbers
Silas David Brannan and David Lee Brannan	Same as New Owner	4315025800
252 Warrior Rd		
Madison, TN 37115		

FOR AND CONSIDERATION OF THE SUM OF THREE HUNDRED TEN THOUSAND AND 00/100 DOLLARS ($310,000), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James David Hoffman, a married man as his sole and separate property, and John Daniel Hoffman, a married man as his sole and separate property, as tenants in common*

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Silas David Brannan, an unmarried man, and David Lee Brannan, a married man as joint tenants with rights of survivorship.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 128 on the Plan of Section 2, Arrowhead Estates of record in Plat Book 5050, Page 83, 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 James David Hoffman, a married man as his sole and separate property; and John Daniel Hoffman, a married man, as his sole and separate property, as tenants in common by deed from Tevin D. Fregene, an unmarried man, of record in Instrument # 20260130-0006740, dated 1/30/2026, in Davidson County County Register's Office in TN.

*Property never used as primary residence by either grantor.

unimproved ☐

This is improved ☒ property, known as **252 Warrior Rd Madison, TN 37115**

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, their heirs and assigns forever; and we do covenant with 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 is 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.

Karen Johnson Davidson County
Batch# 1435576 DEEDWARR
06/17/2026 03:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,147.00
20260617-0055110

Witness my/our hand(s) this **June 16, 2026.**

John Daniel Hoffman
Daniel Hoffman

James David Hoffman
David Hoffman

STATE OF TN

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel Hoffman and David Hoffman, 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 at office on **June 16, 2026.**

Notary Public
My Commission Expires:
2/25/30

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

I, Kirsten Virden, 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 06/16/2026 (date of document).

Kirsten Virden

Affiant Signature

Date: 06/16/2026

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 16 day of June, 2026.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM