WARRANTY DEED

Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

File #26-TC-1332-B



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF July, 2026.

Notary Public
MY COMMISSION

Karen Johnson
Batch # 1445822
07/14/2026 10:13:10 AM
Fees: $13.00 Taxes: $2,220.00

Davidson County
DEEDWARR
2 pgs

20260714-0063332

THIS INSTRUMENT WAS PREPARED BY AND RETURN
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Victoria Claire Gessner	**NEW OWNER**	
(NAME)	(NAME)	**071 15 0 561.00**
1332B Lischey Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged,

BRANDON DANIEL GREEN AND CASSIE RENEE CLIFTON, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

VICTORIA CLAIRE GESSNER, UNMARRIED,

hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 36, as shown on the map entitled THE HIGHLAND LAND CO'S SUBDIVISION, of record in Plat Book 421, Page 14, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Brandon Daniel Green, unmarried man, and Cassie Renee Clifton, an unmarried woman, as tenants in common with rights of survivorship, by Warranty Deed from Rick Pendergrast, of record in Instrument No. 20200923-0108963, in the Register's Office of Davidson County, Tennessee, dated September 17, 2020, and recorded on September 23, 2020. Brandon Daniel Green and Cassie Renee Clifton have since married.

This conveyance is subject to:
* Property Taxes for the year 2026 and all subsequent years.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE HIGHLAND LAND CO'S SUBDIVISION, as recorded in Plat Book 421, Page(s) 14.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **LOY CARNEY** as Attorney-in-Fact for **BRANDON DANIEL GREEN**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260714-0063330, Register's Office for **Davidson** County, Tennessee.*

*The execution of this instrument is affected by the signature of as Attorney-in-Fact for **CASSIE RENEE CLIFTON**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 20260714-0063331, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **1332B Lischey Avenue, Nashville, TN 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 9th day of July, 2026.

Brandon Daniel Green by Loy Carney, Attorney-In-Fact

Cassie Renee Clifton by Loy Carney, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **LOY CARNEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **BRANDON DANIEL GREEN**, and who acknowledged he executed the same as the free act and deed of the said **BRANDON DANIEL GREEN.**

Witness my hand and official seal this **9th** day of **July, 2026.**

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Loy Carney**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **CASSIE RENEE CLIFTON**, and who acknowledged he executed the same as the free act and deed of the said **CASSIE RENEE CLIFTON.**

Witness my hand and official seal this **9th** day of **July, 2026.**

Notary Signature
My Commission Expires: _____

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 7-3-2029