Karen Johnson Davidson County
Batch# 344600 DEEDWARR
01/16/2020 02:44:30 PM 3 pgs
Fees: $18.00 Taxes: $788.10
20200116-0006018

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $213,000.00

Affiant

Subscribed and sworn to before me, this 15TH DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 12/15/21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Anya Rose Hudyncia	New Owner (NAME)	
116 Corbridge Court (ADDRESS)	(ADDRESS)	026-07-0-098.00
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Harold James Braden, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Anya Rose Hudyncia, hereinafter called the Grantees, 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 AND BEING LOT NO. 80 ON THE PLAN OF WINDSOR GREEN, PHASE 1, SECTION 3, AS SHOWN ON THE PLAT OF RECORD IN BOOK 6200, PAGE 366, AMENDED IN BOOK 6250, PAGE 46, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR MORE A COMPLETE DESCRIPTION OF SAID LOT.

SAID LOT NO. 80 FRONTS 25.48 FEET ON THE NORTHERLY MARGIN OF CORBRIDGE COURT AND EXTENDS BACK 120 FEET ON THE WESTERLY LINE AND 169.32 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR MEASURING 133.50 FEET THEREON.
BEING THE SAME PROPERTY CONVEYED TO JAMES BRADEN AND TERESE BRASILE, BOTH UNMARRIED BY WARRANTY DEED FROM LARRY CHANDLER, AS BENEFICIARY UNDER THE TERMS OF THE LAST WILL AND TESTAMENT OF EVA CHANDLER, DECEASED, AND AS ASSIGNEE OF THE BENEFICIARIES, BARBARA SWANN, BETTY SWANN, AND JAMES D. SWANN, AND LARRY CHANDLER AND WIFE, ELEANOR CHANDLER, CO-TRUSTEES OF THE TESTAMENTARY TRUST FOR GLEN CHANDLER OF RECORD IN INSTRUMENT NO. 20051230-0156482 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED DECEMBER 19, 2005 AND RECORDED ON DECEMBER 30, 2005. (VALUE OF CONSIDERATION SHOWN IN AFOREMENTIONED DEED $115,200.00.) BEING THE SAME PROPERTY CONVEYED TO HAROLD JAMES BRADEN, AN INDIVIDUAL, UNMARRIED BY QUITCLAIM DEED FROM TERESE BRASILE, AN INDIVIDUAL, UNMARRIED OF RECORD IN INSTRUMENT NO. 20080421-0040383 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MARCH 24, 2008 AND RECORDED ON APRIL 21, 2008. BEING THE SAME PROPERTY CONVEYED TO SUSAN B. EVANS, TRUSTEE BY QUITCLAIM DEED FROM HAROLD JAMES BRADEN, AN UNMARRIED MAN OF RECORD IN INSTRUMENT NO. 20090824-0079315 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED AUGUST 14, 2019 AND RECORDED ON AUGUST 24, 2019 AND WITHIN THE SAME DEED THE SAID SUSAN B. EVANS, TRUSTEE CONVEYED HIS INTEREST IN THE SUBJECT PROPERTY TO HAROLD JAMES BRADEN AND ERNESTINE DAVIDSON EACH A ONE-HALF (1/2) UNDIVIDED INTEREST, AS TENANTS IN COMMON BEING THE SAME PROPERTY CONVEYED TO HAROLD JAMES BRADEN BY QUITCLAIM DEED FROM ERNESTINE DAVIDSON, AN UNMARRIED WOMAN OF RECORD IN INSTRUMENT NO. 20101110-0090316 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED OCTOBER 19, 2010 AND RECORDED ON NOVEMBER 10, 2010.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 116 Corbridge Court, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

WARRANTY DEED
(Continued)

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.

Witness my/our hand(s) this 15th day of January, 2020.

Harold James Braden

STATE OF Pennsylvania
COUNTY OF Franklin

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Harold James Braden, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of January, 2020.

Notary Public Mary K Potter

My Commission Expires: 03.14.2023

(SEAL)

RETURN TO:
Birthright Title Services
405 Two Mile Pike, Ste B
Goodlettsville, TN 37072

Commonwealth of Pennsylvania - Notary Seal
MARY K POTTER - Notary Public
Franklin County
My Commission Expires Mar 14, 2023
Commission Number 1231816

True Copy Certification

I, **Jennifer Pennell**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

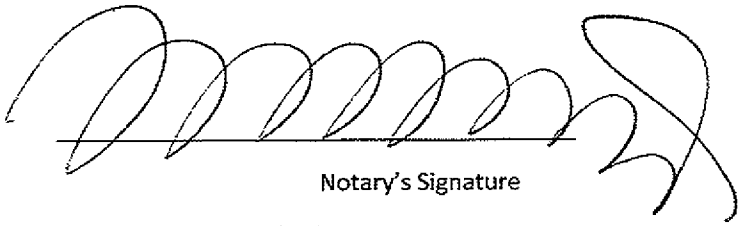


Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose**, a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature

My Commission Expires: 2/22/2022

