Karen Johnson Davidson County
Batch# 469428 DEEDWARR
09/03/2020 12:36:30 PM 2 pgs
Fees: $13.00 Taxes: $737.60
20200903-0100734

WARRANTY DEED

BALPREET-H20405

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,350.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 31st DAY OF August, 2020.

(Affix Seal)

Notary Public

My Commission Expires: 3-13-22

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Balpreet S. Bedi and Ranjit Kaur	NEW OWNERS	164.06-0B-165.00 CO
749 Bradburn Village Way		
Antioch, TN 37013		

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, I/we, LLALA KATE WILSON, A SINGLE WOMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Balpreet S. Bedi and Ranjit Kaur**, husband and wife hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Unit 165, on the Plan of The Townhomes of Bradburn Village, Phase 2, Section 1, as shown on Exhibit A of the Supplementary Declaration to Amended and Restates Declaration of Covenants, Conditions and Restriction for The Townhomes of Bradburn Village, of record in Instrument Number 20180924-0094137, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Llala Kate Wilson, single woman by deed from Ole South Properties, Inc., a Tennessee corporation of record in Book 201910290110673, recorded on 10/29/2019, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 749 Bradburn Village Way, Antioch, Tennessee 37013.

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 we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 31st day of August, 2020 :

Lala Kate Wilson

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named LALA KATE WILSON, A SINGLE WOMAN, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Sumner County, Tennessee, this 31st day of August, 2020.

Notary Public

My Commission Expires: _____

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-13-2023

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY