Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-2126

STATE OF TENNESSEE
COUNTY OF ~~Williamson~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
~~$179,500.00~~ 178,500

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st day of August, 2020

Notary Public

Commission Expires: 7/9/24

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Karen Johnson Davidson County
Batch# 478600 DEEDWARR
09/18/2020 01:10:16 PM 2 pgs
Fees: $13.00 Taxes: $660.45

20200918-0107276

Address of New Owner	Send Tax Bills To:	Map & Parcel
Andrea Patton 576 Bradburn Village Circle Antioch, TN 37013	NEW OWNER	164-06-0B-060.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ashley N. Featherstone, unmarried NKA Ashley N. Azeez, a married woman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Andrea Patton, A SINGLE WOMAN

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

Land in Davidson County, Tennessee, being Unit No. 103 on the plan of The Townhomes of Bradburn Village, as established by the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20060816-0101099, First Amendment in Instrument No. 20070717-0084884, and as shown on Exhibit "A-1" in the Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village of record in Instrument No. 20070817-0098536, supplemented in Instrument No. 20121109-0103798, Instrument No. 20170802-0078538, Instrument No. 20180226-0017976 and Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ashley N. Featherstone, unmarried, by Warranty Deed from Debra F. McKnight, unmarried, of record in Instrument No. 20150623-0060099, Register's Office for Davidson County, Tennessee, dated June 23, 2015 and recorded on June 23, 2015. Ashley N. Featherstone having since married and is now known as Ashley N. Azeez. Justice Joel Azeez hereby joins in the execution of this deed to convey any and all marital rights he may have.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 576 Bradburn Village Circle, Antioch, TN 37013

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 19-SBOC-20-516

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 25th day of August, 2020.

Ashley N. Azeez

Justice Joel Azeez

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashley N. Azeez and Justice Joel Azeez** 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 and official seal at Brentwood, Tennessee this 25th day of August, 2020

Notary Public
My Commission Expires: 3-8-22

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
(Notary Seal)