This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204087

After Recording Return To The Above.

I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$204,900.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 9th day of December, 2020.

Notary Public
My Commission Expires: 5/9/23

Karen Johnson Davidson County
Batch# 530114 DEEDWARR
12/11/2020 10:09:32 AM 2 pgs
Fees: $13.00 Taxes: $758.13

20201211-0145330

COLLEEN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

WARRANTY DEED

THIS INDENTURE, made this 9th day of December, 2020, among:

GUNNAR FRANKS AND SYDNEY FRANKS, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

NADEZDA BRYSON, UNMARRIED WOMAN

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

Being all of Unit No. 63, on the plan of the Townhomes of Bradbum Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradbum Village, of record in Instrument Number 20180226-0017976, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being a portion of the same property conveyed to Ole South Properties, Inc by Warranty deed from Amber Lane Development, LLC, a Tennessee limited liability company of record in Instrument No. 20180606-0054516 Register's Office for Davidson County, Tennessee, dated June 06, 2018 and recorded on June 06, 2018.

Being the same property conveyed to Gunnar Franks, single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20181221-0124502 Register's Office for Davidson County, Tennessee, dated December 19, 2018 and recorded on December 21, 2018.

Gunner Franks has since married. Sydney Franks joins in executing this deed conveying any marital interest she may have in said property.

Being also known as 627 Bradburn Village Cir 63 Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Gunnar Franks

Sydney Franks

Sydney Franks

State of Tennessee
County of Williamson

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

Witness my hand and official seal this 9th day of December, 2020.

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission Expires: 5/15/2021

Owner Name & Property Address:

Name: Nadezda Bryson
Address: 627 Bradburn Village Cir
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name: F&M Bank
Address: 50 Franklin Street
City, State, Zip: Clarksville, TN 37040

Tax ID: 164-06-0B-106.00-CO