Karen Johnson Davidson County
Batch# 531300 DEEDWARR
12/11/2020 02:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,021.76
20201211-0145766

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $276,150.00

Jennifer Russell
Affiant

Subscribed and sworn to before me, this 8th day of December, 2020.

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Notary Public

My commission expires:
10-21-2024

THIS INSTRUMENT WAS PREPARED BY
Signature Title Services, LLC
640 Broadmor Blvd., Ste. 100
Murfreesboro, TN 37129

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
James Ledford, Jr. **John Jordan**		**07508004300**
4643 Brownleaf Dr. ~~**629 Albany Drive**~~	NEW OWNERS	
Old Hickory, TN 37138 ~~**Hermitage, TN 37076**~~		

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 ACKNOWLEDGE, WE,

Kimberly Susan Bradshaw, a single woman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James Ledford, Jr. and John Jordan , joint tenants

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 Lot No. 248 on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kimberly Susan Bradshaw, an unmarried person, and Carol Anne Rich, an unmarried person, as tenants in common with the right of survivorship, by Warranty Deed from David A. Hollinger and Rebecca Hollinger, dated October 27, 2017, of record in Instrument No. 20171103-0113262, Register's Office for Davidson County, Tennessee. Carol Anne Rich conveyed her interest in subject property to Kimberly Susan Bradshaw, by Quitclaim Deed, dated May 29, 2019, of record in Instrument No. 20190530-0051474, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 629 Albany Drive, Hermitage, TN 37076.

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 in 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.

Kimberly Susan Bradshaw Date: 12/4/2020
Kimberly Susan Bradshaw

_____ Date: _____

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Kimberly Susan Bradshaw, the within named Grantor(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, at office, this 4th day of December 2020.

NOTARY PUBLIC

My Commission Expires: 9/7/21

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 10-21-2024
Notary's Seal (if on paper)

