15287

WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of December, 2020

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

Return to:

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 1321 Murfreesboro Pike, Suite 823, Nashville, TN 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Atef Awad	New Owner	09416000400
(NAME)	(NAME)	
617 Foster Ln		
(ADDRESS)	(ADDRESS)	
Mt. Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Alexander Bradford,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Atef Awad, married,** 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. 26 on the Plan of Spence Circle as of record in Book 1424, Page 62, Register's office for Davidson County, Tennessee.

Said Lot No. 26 fronts 70 feet on the northerly side of Spence Circle and runs back between parallel lines 233.84 feet to a deadline on the rear.

Being the same property conveyed to Mark Alexander Bradford by deed of record in Instrument Number 20190705-0065902, Register's Office for County, Tennessee.

This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest

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

unimproved ☐

This is improved ☑ property, known as 1514 Spence Court, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Karen Johnson Davidson County
Batch# 543669 DEEDWARR
12/30/2020 01:22:44 PM 2 pgs
Fees: $13.00 Taxes: $610.50

20201230-0154720

Witness my/our hands this 29th day of December, 2020.

Mark Alexander Bradford

State of Tennessee
County of Davidson

Personally appeared before me Mark Alexander Bradford, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of December, 2020.

Notary Public
My Commission Expires:

File No.: 15287

