Karen Johnson Davidson County
Batch# 559110 DEEDWARR
01/22/2021 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $775.15
20210122-0010078

This Instrument Prepared By and Returned To:

Concord Title
3000 Meridian Blvd.
Ste. 140
Franklin, TN 37067
File No. 20204292

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 **$209,500.00** 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 21st day of January, 2021.

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 10/2/23

WARRANTY DEED

THIS INDENTURE, made this 21st day of January, 2021, among:

KIERSTEN LANE PATE AND MICHAEL R. SMITH, TENANCY BY ENTIRETY, *by and through its duly appointed attorney-in-fact,*

of Davidson County, Tennessee including all heirs, successors and/or assigns (the "**Grantor**")

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

AND

SHANEL BRENDA-KAYE THOMAS

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".

Property situated in Davidson County, Tennessee: Being all of Unit No. 178, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811 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 Amber Lane Development, LLC, a Tennessee limited liability company by Warranty deed from Jimmy E. Allen, Trustee of the Jimmy E. Allen Revocable Trust of record in Instrument No. 20170802-0078537 Register's Office for Davidson County, Tennessee, dated July 28, 2017 and recorded on August 02, 2017.

Being a portion of the same property conveyed to OLE South Properties,Inc., a Tennessee corporation by Warranty deed from Amber Lane Development, LLC, a Tennessee limited liability company of record in Instrument No. 20190827-0086079 Register's Office for Davidson County, Tennessee, dated August 22, 2019 and recorded on August 27, 2019.

Being the same property conveyed to Kiersten Lane Pate and Michael R. Smith, Tenancy by Entirety by Warranty deed from OLE South Properties, Inc., a Tennessee corporation of record in Instrument No. 20200206-0013889 Register's Office for Davidson County, Tennessee, dated January 17, 2020 and recorded on February 06, 2020. Being also known as 777 Bradburn Village Way 178 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.

Kiersten Lane Pate

Kiersten Lane Pate

Michael R Smith by Kiersten Lane Pate Attorney-in-Fact

Michael R. Smith by Kiersten Lane Pate as Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Kiersten Lane Pate**, 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, and who further acknowledged that such person is the attorney-in-fact of **Michael R. Smith,** the maker, and as authorized by the maker, to execute this instrument on behalf of the maker for the purposes therein contained.

Witness my hand and official seal this 21 day of January, 2021.

Notary Public
My Commission Expires:_____

NICK HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-20-2022

Owner Name & Property Address:

Name: Shanel Brenda-Kaye Thomas
Address: 777 Bradburn Village Way
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

Name:
Address: New Owner
City, State, Zip:

Tax ID: 164-06-0B-178.00-CO

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** 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: 12/15/2021