Iren Johnson Davidson County
Batch# 560491 DEEDWARR
01/25/2021 03:03:51 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20210125-0010854

Prepared By ~~& Return To:~~
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B20-3733

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # ASB ARG 20922

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January, 2021

Notary Public

Commission Expires: 9/6/2023

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Paul Simiyu 922 Sharpe Avenue Nashville, TN 37206	New Owner	082-04-0-357.00

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,

Annie Margaret Simmons Executrix for the Estate Etheris Bradley

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

Paul Simiyu, unmarried

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 part of the East 75 feet of Lot No. 41 on the Plan of W. H. Hyronemus Addition of record in Book 161, Page 174, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 75 feet on the south side of (West) Sharpe Avenue and runs back between parallel lines 168 feet to an alley.

Being the same property conveyed to Etheris Bradley as to a 90% interest and James D. Bradley as to a 10% interest, as tenants in common with right of survivorship by Warranty Deed from Richard Betts and wife, Delores T. Betts of record in Book 10970, Page 32, Register's Office for Davidson County, Tennessee, dated June 01, 1998 and recorded on June 09, 1998. The said James D. Bradley having died 1/15/2007. Leaving Etheris Bradley vested with the entire fee simple interest of said property.

Being the same property conveyed to Jeffrey Bradley by Quitclaim Deed from Etheris S. Bradley of record in Instrument No. 20200106-0001477 Register's Office for Davidson County, Tennessee, dated December 30, 2019 and recorded on January 06, 2020. NOTE: QUIET TITLE ORDER in Probate Docket 20P-493 Orders, Adjudges and decrees this Quitclaim Deed NULL/VOID.

The said Etheris Bradley having died testate 1/14/2020, reference is hereby made to probate Case Docket 20P-493 leaving Annie Margaret Simmons Executrix for the Estate of Etheris Bradley.

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: 922 Sharpe Avenue, Nashville, TN 37206

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 used, 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 22nd day of January, 2021.

Estate of Etheris Bradley

By: _____
Annie Margaret Simmons Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annie Margaret Simmons** 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 Nashville, Tennessee this 22nd day of January, 2021.

_____
Notary Public
My Commission Expires: 4/6/2022

(Notary Seal)

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON