Karen Johnson Davidson County
Batch# 573310 DEEDWARR
02/11/2021 02:35:30 PM 3 pgs
Fees: $18.00 Taxes: $1,008.25
20210211-0019980

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $272,500.00

Affiant

Subscribed and sworn to before me, this 9th day of February, 2021

Notary Public

My commission expires: 9/1/21

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:
Brandy E. Bradley **Brittni S. Bradley**	**SWBC Mortgage**	**16413010700**
405 Asheford Court	9311 San Pedro #100	
Antioch, TN 37013	San Antonio, TX 78216	

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,

Tabitha C. Beasley, as Trustee of The Tabitha C. Beasley Living Trust

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

Brandy E. Bradley and Brittni S. Bradley, spouses married to each other

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. 166 on the First Revision, Asheford Crossing, Section Two, of record in Book 9700, Page 171, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Tabitha C. Beasley, as Trustee of The Tabitha C. Beasley Living Trust, by Warranty Deed from Edward A. Seidenkranz and wife, Kris M. Seidenkranz, dated July 29, 2004, of record in Instrument No. 20040804-0093849, 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 405 Asheford Court, Antioch, TN 37013.

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.

The Tabitha C. Beasley Living Trust

By: Tabitha C Beasley Date: 2/9/21
Tabitha C. Beasley, Trustee

STATE OF Tennessee

COUNTY OF Davidson

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Tabitha C. Beasley, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence) and who upon oath(s) acknowledged herself to be the Trustee, of The Tabitha C. Beasley Living Trust, the within named bargainor, and as such Trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the trust, by the said Tabitha C. Beasley and attesting the same.

Witness my hand, at office, this 9th day of February 2021.

NOTARY PUBLIC

My Commission Expires: 9/7/21

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM
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)

