(1)

WARRANTY DEED

Melanie J. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of March, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steve S. Uy	Same as new owner	044-15-0-118.00
(NAME)	(NAME)	
1168 Safety Harbor Cv		
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 595637 **DEEDWARR**
03/19/2021 12:04:14 PM 2 pgs
Fees: $13.00 Taxes: $888.00

20210319-0036685

FOR AND 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, **Alan Bradley,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve S. Uy and Sreyngim Tang, husband and wife,** 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. 26-14, on the Revised Plan, Section "D", Village of Old Hickory, of record in Book 1835, page 52, Register's Office for Davidson County, Tennessee, Revising Lots 14 and 26 on Plan, Section "D", Village of Old Hickory, of record in Book 1424, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alan Bradley an unmarried man, by Warranty Deed from Michael W. Huffines and wife, Reba H. Huffines, dated July 17, 2007. of record in Instrument No. 20070723-0087371, Register's Office for Davidson County, Tennessee.

The above described tract or parcel of land is not, nor has it ever been, the Grantor's primary residence.

This conveyance is subject to the following: Taxes for the year 2021, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 1424, page 65 and Book 1835, page 52; Easement of record in Book 1968, page 605; Easement(s) of record in Book 1853, page 257 and Book 1853, page 281; Book 11076, page 960, re-recorded in Instrument No. 20020108-0002588; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 903 & 905 Debow St., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

Witness my hand this 16th day of March, 2021.

Alan Bradley by Andrew his Attorney-in-fact

Alan Bradley by Andrew Bradley, his Attorney-in-Fact

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Andrew Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Alan Bradley, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Alan Bradley, the within named bargainor by the said Andrew Bradley as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 16th day of March, 2021.

Notary Public
My Commission Expires: _____

File No.: 33895



