Karen Johnson Davidson County
Batch# 600522 DEEDWARR
03/25/2021 03:43:30 PM 5 pgs
Fees: $28.00 Taxes: $347.80
20210325-0039761

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-311

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of March, 2021

Notary Public

Commission Expires: _____

Address of New Owner	Send Tax Bills To:	Map & Parcel
The 555 N Dupont Ave Apt C61 Trust P.O. Box 160071 Nashville, TN 37216	NEW OWNER	043-10-0A-048.00CO

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,

Cheryl Manning, Administrator and as heir to the Estate, and William Bradley, individually and as heir to the Estate of Estate of Carol A. Bradley

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

Brandon Adams, Trustee of The 555 N Dupont Ave Apt C61 Trust

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:

See Exhibit "A"

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 23 day of March, 2021.

Estate of Carol A. Bradley

By: _____
William Bradley, individually and as heir to the Estate

STATE OF FLORIDA COUNTY OF BRW

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **William Bradley, individually and as heir to the Estate of Estate of Carol A. Bradley** 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 this 23 day of March, 2021.

BEVERLY SHEAN
Notary Public – State of Florida
Commission No. GG 09758
My Commission Expires May 6, 2021

_____
Notary Public

My Commission Expires: _____

this the 23RD day of March, 2021.
Dated
Estate of Carol A. Bradley

By: _____
Cheryl Manning, Administrator and as heir to the Estate

STATE OF GEORGIA COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Cheryl Manning, Administrator and as heir to the Estate of Estate of Carol A. Bradley** 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 this 23rd day of March, 2021.

S. Pasell
Notary Public
Gwinnett County, Georgia
My Commission Expires Sept. 4, 2024

Notary Public, S. Pasell

My Commission Expires: 09/04/2024

WARRANTY DEED

Exhibit "A"

Being Unit C-102, on the plan of Madison Park Condominiums 555 Dupont Avenue, Madison Tennessee, as of record in Plat 5200, Page 179-182, Register Office Davidson County.

Being the same property conveyed to Carol A. Bradley, single, by Warranty Deed from Madison Park Associates, Ltd., of record in Book 5734, Page 773, Register's Office for Davidson County, Tennessee, dated April 17, 1981 and recorded on April 20, 1981. (Value or consideration shown in aforementioned deed $32,185.00.) The said Carol A. Bradley died intestate on or about May 4, 2020, in Probate Case No. 20-P-1079, Chancery Court of Davidson County, Tennessee, designating Cheryl Manning and William Manning as heirs-at-law. Letters of Administration were issued to Cheryl Manning. Reference is made to the Affidavit of Heirship of record for Carol A. Bradley in which her sister and brother, Cheryl Manning and William Bradley, are named her heirs in Instrument No. __202103250039760___, said Register's Office.

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: 555 N Dupont Ave, C-61, Nashville, TN 37115

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