Record and Return To:
COMMERCE TITLE & ESCROW, LLC
513 3rd Avenue South
Nashville, TN 37210
File No.: RES-21-4709

Name and Address of New Owner:
Nicholas Bradley and Christie Bradley
6650 Hastings Ln
Franklin, TN 37069

Send Tax Bills To:
Nicholas Bradley and Christie Bradley
6650 Hastings Lane
Franklin, TN 37069

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 91 15 355.00

Karen Johnson Davidson County
Batch# 601366 DEEDWARR
03/26/2021 12:47:30 PM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20210326-0040211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Dorothy J. Warren, widowed**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Christie B. Bradley and Nicholas R. Bradley, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

BEING LOT NO. 610 OF BLOCK 28 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY,

SAID LOT NO. 610 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF NEVADA AVENUE, FORMERLY THIRD AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO MILTON W. WARREN AND WIFE, DOROTHY J. WARREN, BY INSTALLMENT DEED FROM STERLING H. BUTLER AND WIFE, ETHEL MAY BUTLER, RECORDED ON DECEBMER 26, 1973, OF RECORD IN BOOK 4775, PAGE 504, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN.

The said Milton W. Warren has since died on February 8, 2000, leaving the subject property vested in Dorothy J. Warren as surviving tenant by the entirety.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 24th day of March, 2021.

Dorothy J. Warren (SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of March, 2021, before me personally appeared Dorothy J. Warren, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 24th day of March, 2021.

Notary Signature
My commission expires: 10/25/22

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $400,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 24th day of March, 2021.

Notary Public
My commission expires: 10/25/22
File No. 2021-2148

SASHA QUALKENBUSH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-25-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Adam G. LaFevor, do hereby make oath that I am 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.

Adam G. LaFevor

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned, a notary public for the above referenced county and state, Adam G. LaFevor, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 5/9/23
NOTARY'S SEAL

