This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-11197-MC

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 2-11197-MC

Karen Johnson Davidson County
Batch# 604559 DEEDWARR
03/31/2021 03:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,132.20
20210331-0042660

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $306,000.00.

Affiant

Subscribed and sworn to before me, this the 30th day of March, 2021.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: NOV 0 8 2021

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Lauren Russell 505 Anderson Lane Madison, TN 37115	CMG Mortgage, Inc. 810 Crescent Centre Drive 320 Franklin, TN 37067	043 06 0 002.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Culleen M. Bradley fka Culleen M. Corbin and Donald Bradley, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Lauren Russell, a married woman**, hereinafter called the Grantee(s), his/her/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 Lot No. 30 on the Map of The Dixie Pure Food Company's Subdivision of record in Book 161, Page 113, said Register's Office, being Lot No. 2 on the unrecorded Plan of the Subdivision of said part of Lot No. 30 of said Dixie Pure Food Company's Subdivision, described according to a survey made by W.W. Turner Company, Engineers, dated November 29, 1949, more particularly as follows;

Beginning at an iron pin on the Northerly margin of Anderson Lane, 113 feet Easterly from the Northeast corner of said Anderson Lane and Pierce Avenue said point being also the Southeast corner of Lot No. 1 on said unrecorded plan; thence with the line between said Lot Nos 1 and 2, North 1 degree 11' East 244.7 feet to an iron pin; thence South 87 degrees 30' East 112 feet to an iron pin, thence South 1 degree 11' West 241.4 feet to an iron pin on the Northerly margin of said Anderson Lane; thence with the Northerly margin of said Anderson Lane, South 89 degrees 52' West 112 feet to the point of beginning.

Being the same property conveyed to Culleen M. Corbin by Warranty Deed from Hans C. Johnson, unmarried, of record in Book 10960, Page 252, in the Register's Office of Davidson County, Tennessee, dated May 27, 1998 and recorded on June 3, 1998.

Donald Bradley joins in the execution of this instrument to convey any and all martial rights he may have in said property.

Culleen M. Bradley and Culleen M. Corbin is one and the same person.

This is ☒ improved or ☐ unimproved property located at: **505 Anderson Lane, Madison, TN 37115.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of March, 2021.

GRANTOR:

Culleen M. Bradley FKA Culleen M. Corbin

Culleen M. Bradley fka Culleen M. Corbin

Donald Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Culleen M. Bradley and Donald Bradley, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 30th day of March, 2021.



Notary Public
My Commission expires: 11/6/24

202103310042660

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

