WARRANTY DEED

Karen Johnson Davidson County
Batch# 617196 DEEDWARR
04/16/2021 02:48:30 PM 2 pgs
Fees: $13.00 Taxes: $1,283.90
20210416-0051427

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $347,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF APRIL, 2021

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Bradley Smith	Community Mortgage Corp.	075 08 0 043.00
(NAME) 629 Albany Drive	(NAME) 142 Timber Creek Dr.	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Cordova TN 38018	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we James N Ledford Jr., a married man and John Jordan, a married man, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto Bradley Smith, an unmarried man, hereinafter called the GRANTEE(S), their 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. 248 on the Plan of Section Four, Tulip Grove, of record in Plat Book 4175, Page 12, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James Ledford, Jr. and John Jordan, joint tenants by Warranty Deed from Kimberly Susan Bradshaw, a single woman, dated 12/04/2020 and recorded 12/11/2020, of record in Instrument 202012110145766, Register's Office for Davidson County, Tennessee.

Subject to all matters shown on the plat of record in Plat Book 4175, Page 12; Restrictions of record in Book 4228, Page 457; Covenants, conditions, easements and restrictions recorded in Instrument 201611230123638, and amended of record in Instrument 201611230124072, and Instrument 201611300125792 all of record in the Register's Office for Davidson County, Tennessee.

This property is not now, nor has evern been the principal residence of the grantors or their spouses.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 629 Albany Drive, Hermitage, TN 37076
(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 GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 12th day of April, 2021.

James N Ledford, Jr.

John Jordan

State of Tennessee
County of Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N Ledford Jr. and John Jordan, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 12th day of April, 2021.

Notary Public:
My Commission Expires: 5.17.21

WILSON COUNTY TRACY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

202104160051427