Karen Johnson Davidson County
Batch# 632778 DEEDWARR
05/10/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $1,076.70
20210510-0062796

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-2747

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $291,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of May, 2021

Notary Public

Commission Expires: 9/6/2022

SUSAN L HEINRICH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kathryn Parrish Landry 4425 Westlawn Drive Unit B-306 Nashville, TN 37209	Enrichment Federal Credit Union 201 S. Illinois Ave. Oak Ridge, TN 37830	103-08-0A-033.00-CO

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, **Jessica Carol Braden, unmarried and Albert Steven Braden, married, as tenants in common with rights of survivorship** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathryn Parrish Landry** AND JOSEPH PAUL LANDRY, WIFE AND HUSBAN 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:

A Condominium Apartment in Davidson County, Tennessee, being Unit No. B-306 of Westlawn Green Condominiums, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the Plat to the Master Deed of record in Book No. 5200, Pages 20 through 24, inclusive, Register's Office for said County, to which source reference is hereby made for a more complete detail description, together with said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium.

Being the same property conveyed to Greg Goodheart and Denise Goodheart, husband and wife, by Warranty Deed from David A. Floyd, Jr., married, of record in Instrument No. 20181219-0123250 Register's Office for Davidson County, Tennessee, dated December 18, 2018 and recorded on December 19, 2018.

Being the same property conveyed to Jessica Carol Braden, unmarried and, Albert Steve Braden, married, as tenants in common with rights of survivorship by Warranty Deed from Greg Goodheart and Denise Goodheart, husband and wife of record in Instrument No. 20200312-0027690 Register's Office for Davidson County, Tennessee, dated February 28, 2020 and recorded on March 12, 2020. Subject property having never been the primary residence of herein grantor, Albert Steven Braden or spouse.

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: 4425 Westlawn Drive, Unit B-306, Nashville, TN 37209

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 4th day of May, 2021.

Jessica Carol Braden

Albert Steven Braden

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Jessica Carol Braden and Albert Steven Braden** 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 Brentwood, Tennessee this 4th day of May, 2021.

Notary Public
My Commission Expires: 9/6/2022

(Notary Seal)

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Leslie Garside, 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.

Leslie Garside

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Ryan Lux, a notary public for this county and state, Leslie Garside 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: _____.

Notary's Seal (If on paper)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024