Karen Johnson Davidson County
Batch# 640445 DEEDWARR
05/20/2021 09:26:30 AM 3 pgs
Fees: $18.00 Taxes: $1,094.83
20210520-0068378

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
21-1571TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 295,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th day of May, 2021.

CHASITY PETTY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires SEPT. 20, 2021

Notary Public
Commission Expiration: 9/20/2021

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Ashley N. Bradford and Zachary Allen 1217 Reelfoot Circle Nashville, TN 37214	SAME AS NEW OWNER	108-08-0-228.00

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, **Jeff Balturshot, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ashley N. Bradford, a single woman and Zachary Allen, a single man, as joint tenants with right of survivorship,** 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:

Property known as: 1217 Reelfoot Circle, Nashville, TN 37214, County of Davidson

Being Lot No. 84 in the Plan of Reelfoot, Section 2, of record in Plat Book 5200, Page 727, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property previously conveyed to Jeff Balturshot and wife, Amy Martin, by Warranty Deed from Stephanie Leach, unmarried, and Bruce Leach, married, dated 08/21/2007 and recorded 08/29/2008 in Instrument No. 20070829-0103556, said Register's Office.

Being the same property conveyed to Jeff Balturshot by Quitclaim Deed from Amy S. Martin, dated 10/26/2013 and recorded 12/05/2013 in Instrument No. 20131205-0123767, Register's Office for Davidson County, Tennessee. Said Quitclaim Deed was executed pursuant to that Final Decree of Divorce and Marital Dissolution Agreement, styled Amy Susan Martin v. Jeffrey Scott Balturshot, Docket No. 13D1874, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Tax Map and Parcel ID: 108-08-0-228.00

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.

LTE File No.: 21-1571TN

This is improved property known as: 1217 Reelfoot Circle, Nashville, TN 37214

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 unemcumbered, 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.

Witness my hand this 18th day of May, 2021.

Jeff Balturshot

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ ~~Davidson~~ ~~Summer~~ Summer CP

On this 18th day of May, 2021, before me personally appeared **Jeff Balturshot**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 18th day of May, 2021.

Chasity Petty
Notary Public
Commission Expiration: 9/20/2021

CHASITY PETTY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT. 20, 2021

LTE File No.: 21-1571TN

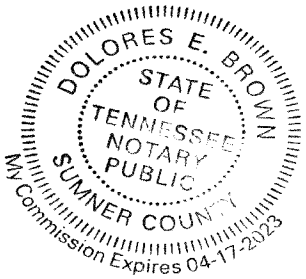
True Copy Certification

I, **Michelle Mitchell** 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 here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Michelle Mitchell

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Dolores E. Brown** a notary public for this county and state **Michelle Mitchell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Dolores E. Brown
My Commission Expires: 4-17-2023

SEAL