This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-12193-RR

Karen Johnson Davidson County
Batch# 643547 DEEDWARR
05/25/2021 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $740.00
20210525-0070613

WHEN RECORDED RETURN TO
Midtown Title, LLC
2920 Berry Hill Dr. #2-0
Nashville, TN 37204
File No. 1-12193-RR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the 21st day of May, 2021.

Notary Public
My Commission Expires: 11/6/24

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Jordan Bradford 801 Inverness Avenue C16 Nashville, TN 37204	New Owner	118-02-0C-056.00-CO

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, **Kathryn Giffel, FKA Kathryn B. Mitchell, a married woman****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jordan Bradford**, 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:

A certain condominium located in Davidson County, Tennessee, being Unit No. C-16 of Village South Condominiums, a Horizontal Property Regime, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Village South Condominiums of record in Instrument Number 20070821-0100079, in the Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register Office , together with the undivided interest in the Common Elements appurtenant to said Unit, as Shown on Exhibit "E" to the Master Deed of record under Instrument no. 20070821-0100079, said Register's Office, for a more complete identification and description of Unit.

Being the same property conveyed to Kathryn B. Mitchell, a single woman by Warranty deed from Craighead Village South, LLC, a Tennessee limited liability company of record in Instrument No. 20081021-0105548 Register's Office for Davidson County, Tennessee, dated October 17, 2008 and recorded on October 21, 2008.

**This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **801 Inverness Avenue, C16, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2021 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 21st day of May, 2021.

GRANTOR:

Kathryn Giffel, FKA Kathryn B. Mitchell

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kathryn Giffel, FKR Kathryn B. Mitchell, 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 21st day of May, 2021.

OFFICIAL SEAL
CASEY DELURY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 3/24/2025

Casey Delury
Notary Public
My Commission expires: 03/24/2025

202105250070613

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

