Karen Johnson Davidson County
Batch# 654390 DEEDWARR
06/10/2021 02:09:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20210610-0078464

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

The actual consideration or value, whichever is greater, for this transfer is $275,000.00

Bernardine Blasucci
Affiant

Subscribed and sworn to before me, this 9th day of June, 2021.

Jennifer Russell
Notary Public

My commission expires:
03/01/2025

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
636 Grassmere Park
Nashville TN 37211

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Morgan Nguyen	**New Owner**	**15001008200**
2730 Mossdale Dr	**Same**	
Nashville, TN 37217	**Same**	

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 ACKNOWLEDGE, WE,

Mable Rice Bradley, married, formerly known as Mable Louise Rice Knight

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Morgan Nguyen, single person

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:

Land in Davidson County, Tennessee, being Lot No. 11, on the Plan of Edge-O-Lake Subdivision, Section III, as of record in Book 3600, Page 82, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description of said property.

Being the same property conveyed to Mable Louise Rice Knight, by Quitclaim Deed from Oliver Mallory Knight, Jr., dated July 15, 2003, of record in Instrument No. 20030718-0100794, Register's Office for Davidson County, Tennessee. Oath is hereby made that Mable Louise Rice Knight is now known as Mable Rice Bradley. Glenn M. Bradley, Jr. hereby signs to convey any interest he may have, marital or otherwise, as the husband of Mable Rice Bradley.

Further being the same property conveyed to Oliver M. Knight, Jr., by Quitclaim Deed from Mable Louise Rice Knight, dated June 24, 2003, of record in Instrument No. 20030625-0087254, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Mable Rice Knight and husband, Oliver M. Knight, Jr., by Warranty Deed from Robert Wayne Lindsay and wife, Cheryl Hale Lindsay, dated August 3, 1998, of record in Book 11049, Page 232, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 2730 Mossdale Dr, Nashville, TN 37217.

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 in 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.

Mable Rice Bradley Date: 6-7-21

Glenn M. Bradley, Jr. Date: 6-7-21

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Mable Rice Bradley and Glenn M. Bradley Jr., the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7 day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 10/2/2023

MICHELLE CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES OCTOBER 2, 2023

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jennifer Russell
Notary's Signature

My Commission Expires: 03/01/2025
Notary's Seal (if on paper)

