Karen Johnson Davidson County
Batch# 674471 DEEDWARR
07/09/2021 11:50:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210709-0092810

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$219,900.00~~. $210,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 9-24-22

(AFFIX SEAL)

JAYE MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

JM-SB-BMK-21-517

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Karz Miller	**NEW OWNER**	
(NAME)	(NAME)	**164-06-0B-009.00-CO**
517 Bradburn Village		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, **DOMINIQUE N. CRAWFORD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **KARZ MILLER, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Unit No. 9 on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record at Instrument no. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Dominique N. Crawford, unmarried by Warranty deed from Jimmie Hunt and wife, Sonja Hunt of record in Instrument No. 20160824-0088586 Register's Office for Davidson County, Tennessee, dated August 19, 2016 and recorded on August 24, 2016.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Covenants, Conditions, and Restrictions of record in Instrument No. 20070817.0098536; as amended in Instrument No. 20121109-0103798; Instrument No. 20170802-0078538; and Instrument No. 20180226-0017976, Register's Office for Davidson County, Tennessee.
- Plan as shown in Exhibit A-1 of the Declaration of Covenants, Conditions, and Restrictions of record In Instrument No. 20070817-0096536, said Register's Office, including an owners certificate; all other easements, setback lines and notes to which plan reference is hereby made.
- Easement granted to Colonial Pipeline Company of record in Book 3670, Page 396; Book 4579, Page 913; and Book 3644, Page 317, said Register's Office.
- Charter of Townhomes of Bradburn Village Homeowner's Association, Inc. of record In Instrument No. 20060823-0103546, said Registers Office.
- Dedication of common area to Homeowner's Association, Inc. of record In Instrument No. 20060823-0103545, said Register's Office.
- Agreement regarding grant of easement of record In Instrument No. 20070622-0074712, sad Register's Office.
- Storm Water Detention Agreement of record in Instrument No. 20060608-0068199, said Register's Office.
- Tennessee Valley Authority Easement of record in Book 5799, Page 662, said Register's Office.
- Transmission Line Easement of record in Instrument No. 20020909-0109148, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **517 Bradburn Village, Antioch, Tennessee 37013**.

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), their heirs and 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), 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/our hand(s) this the 8th DAY OF JULY, 2021.

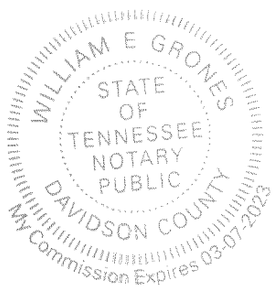
Dominique N. Crawford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DOMINIQUE N. CRAWFORD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of July, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Lauren Weber, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 8, 2021.

Lauren Weber
Affiant Signature

July 8, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 8th day of July, 2021.

Notary's Signature
My Commission Expires: 9-24-22

Notary's Seal

