Karen Johnson Davidson County
Batch# 691865 DEEDWARR
08/06/2021 10:55:30 AM 3 pgs
Fees: $18.00 Taxes: $878.75
20210806-0106150

WARRANTY DEED

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $237,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF August 20 21

Notary Public

MY COMMISSION EXPIRES: 3.3.2025
(AFFIX SEAL)

MEMORIE WHITE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M Lee Jr.	New Owner	
(NAME) 2303 Foster Ave	(NAME)	119060E00100CO (new)
(ADDRESS) Nashville, TN 37210	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Brady Development Group, LLC, a Texas Limited Liability Company**, HEREINAFTER CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **James M Lee Jr.**, a married man, HEREINAFTER CALLED THE GRANTEE, HIS 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 Units A, 14 Jay Street Homes, a horizontal property regime with private elements, PUD, as shown in Declaration of Covenants, Conditions and Restrictions for 14 Jay Street Homes, of record in Instrument No. 20210406-0044667, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Brady Development Group, LLC, a Texas Limited Liability Company by Warranty deed from Tom Fuqua, unmarried of record in Instrument No. 20190812-0080325 Register's Office for Davidson County, Tennessee, dated August 08, 2019 and recorded on August 12, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office of Davidson COunty, TN, and all other matters of record, including all items set out on any applicable plat of record.

This is improved x unimproved property, known as 14 Jay St. Unit A Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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 3rd day of August, 2021.

Brady Development Group, LLC

By: Danny R Brady, Managing Member

STATE OF ~~TEXAS~~ TENNESSEE
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Danny R Brady,** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, to be the Managing Member of **Brady Development Group, LLC, A Texas Limited Liability Company,** and who acknowledged that he executed the foregoing instrument for the purposes therein contained by signing by himself as Managing Member on behalf of **Brady Development Group, LLC.**

WITNESS my hand and official seal at office this 3rd day of August, 2021.

Notary Public

My Commission Expires: 3.3.2025

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Certificate of Authenticity

I, Holly A Mason, do hereby make oath that I am a licensed attorney and/or 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 8/3/21.

Affiant Signature

8/5/21
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 5th day of August, 2021.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022