Karen Johnson Davidson County
Batch# 695672 DEEDWARR
08/12/2021 08:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,058.20
20210812-0108640

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $286,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 7-17-23

(AFFIX SEAL)

T-TAG-21-241

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)
Ashley Evans	Everett Financial, Inc.	
(NAME) **241 Lanier Dr**	(NAME) dba Supreme Lending Attn: Post Closing Dept.	**043-14-0-113.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) 14801 Quorum DR., Ste. 300 Dallas, TX 75254	
(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, **MALCOLM B. BRATCHER, MARRIED AND LINDA P. BRATCHER, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ASHLEY EVANS,*** 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:

* an unmarried woman

Being a tract of land located in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin at the base of a concrete wall, in the eastern right-of-way Lanier Drive, being the southwest corner of a tract owned by Benjamin Rodriguez as of record in deed book 105161 page 579 R.O.D.C., TN., and being the northwest corner of this tract, Thence: South 82 degrees 22 minutes 40 seconds East, 212.89 feet to an iron pin(O). Thence: South 06 degrees 42 minutes 00 seconds West, 142.00 feet to an iron pin at the end of a concrete wall, being the northeast corner of a tract owned by Eric Lillard as of record in instrument book 200301060001567 R.O.D.C., TN., THENCE: North 70 degrees 06 minutes 00 seconds West, 231.36 feet to an iron pin (O), in the eastern right-of-way of Lanier Drive, Thence: with said right-of-way, North 14 degrees 12 minutes 50 seconds East, 99.99 minutes to the point of beginning containing 0.6191 square feet as per a survey by C&K Surveyors LLC, dated 8/28/2015.

Being the same property conveyed to Malcolm B. Bratcher and Linda P. Bratcher, unmarried by Warranty deed from Kristen Walker and Roosevelt Walker, Jr., wife and husband of record in Instrument No. 20180423-0038059 Register's Office for Davidson County, Tennessee, dated April 18, 2018 and recorded on April 23, 2018.

NOTE: EMILY BLAKE JACKSON JOINS IN THE EXECUTION OF THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING HER INTEREST, MARITAL OR OTHERWISE, IN THE ABOVE DESCRIBED PROPERTY.

SPECIFIC POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREIN IN INSTRUMENT NUMBER 202108120108639.

This conveyance is subject to:
- Taxes for the year 2021and thereafter, not yet due and payable.
- Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.
- Right of Way of Lanier Drive.
- No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, or highways.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **241 Lanier Dr, Madison, Tennessee 37115**.

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 10 DAY OF AUGUST, 2021.

Malcolm B. Bratcher

Emily Blake Jackson by Malcolm B. Bratcher, Attorney in Fact

Emily Blake Jackson by Malcolm B. Bratcher, Attorney In Fact

Linda P. Bratcher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MALCOLM B. BRATCHER, 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 10 of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Malcolm B. Bratcher, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Emily Blake Jackson, and who acknowledged he executed the same as the free act and deed of the said Emily Blake Jackson.

Witness my hand and official seal, this the 10 of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA P. BRATCHER, 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 10 of August, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 8/10/2021.

Date

Jamika Jones
Affiant Signature

8/11/2021
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 11TH day of AUGUST, 2021.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY