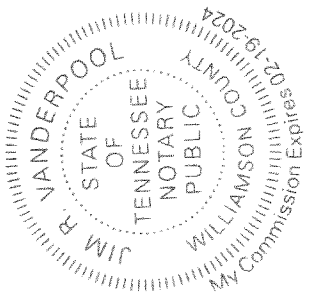
Karen Johnson Davidson County
Batch# 697558 DEEDWARR
08/16/2021 08:12:30 AM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20210816-0109923

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Lauren Rossi
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/19/24
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jessica Faye Brady and Bryant Keith Brady	Pinnacle Bank	171 02 0A 090.00
(NAME)	(NAME)	
236 Glenstone Circle	150 3rd Avenue South #1000	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Lauren N. Rossi, a single woman**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Jessica Faye Brady and Bryant Keith Brady, wife and husband**, 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 Unit No. 90, on the Plan of Brentwood Villa, Phase 3B, as of record in Plat Book 6900, Page 4, as amended in Plat Book 6900, Page 329, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Cacy C. Bragg and James J. Bragg, wife and husband, by Warranty Deed from Scott G. Rhodes and Shelley Rhodes, husband and wife, of record in Instrument No. 20140903-0080479, in the Register's Office of Davidson County, Tennessee, dated August 27, 2014 and recorded on September 03, 2014. Being the same property conveyed to Lauren N. Rossi, single woman, by Warranty Deed from Cacy C. Bragg and James J. Bragg, wife and husband, of record in Instrument No. 20190916-0093653, in the Register's Office of Davidson County, Tennessee, dated September 06, 2019 and recorded on September 16, 2019.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 236 Glenstone Circle, Brentwood, TN 37027

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 13th day of August, 2021.

Lauren N. Rossi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lauren N. Rossi, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of August, 2021.

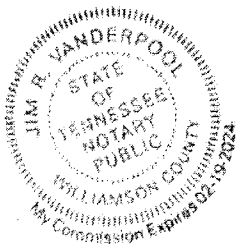
Notary Public

My Commission Expires:

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

I Lisa Allard, 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 August 13, 2021.

Lisa Allard, Affiant August 13,



State of Tennessee **County of Williamson**
Sworn to and subscribed before me this August 13, 2021.

Jim R. Vanderpool, Notary MY COMMISSION EXPIRES: 02-19-2024