WARRANTY DEED

STATE OF Tenn
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES: 2/26/24
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Jamee Lynn Dupuis	Same as Owner	Parcel ID: 164 06 0B 004.00
(NAME)	(NAME)	
507 Bradburn Village Circle		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 700636 DEEDWARR
08/19/2021 08:59:24 AM 2 pgs
Fees: $13.00 Taxes: $821.40
20210819-0112156

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/WE, **Rachel Abel and Eric Abel, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jamee Lynn Dupuis**, 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. 4, together with the appurtenant interest in the common elements of Townhomes of Bradburn Village, a horizontal property regime established by the Amended and Restated Declaration of Covenants, Conditions, and Restrictions of record in Instruments No. 20070817-0098536; as amended in Instrument No. 20121109-0103798; Instrument No. 20180713-0068064 Instrument No. 20170802-0078538; and Instrument No. 20180226-0017976, Instrument No. 20180924-0094137; Instrument No. 20190605-0053811; Instrument No. 20210329-0041049 and Instrument No. 20210329-0041050, Register's Office for said County, said Unit being depicted on the Condominium Site Plan attached as Exhibit "A-1" to the aforementioned Amended and Restated Declaration of Covenants, Conditions and Restrictions, to which plan reference is hereby made for a more complete description.
Being the same property conveyed to Rachel Abel and Eric Abel, Wife and Husband, by Quitclaim Deed from Rachel Heartsfield now Abel, of record in Instrument No. 20180806-0077114, in the Register's Office of Davidson County, Tennessee, dated July 17, 2018 and recorded on August 6, 2018.

Being the same property conveyed to Rachel Heartsfield, a single woman, by Warranty Deed from Brian Shipman and Teresa Shipman, husband and wife, of record in Instrument No. 20180413-0034940 in the Register's Office of Davidson County, Tennessee, dated April 12, 2018 and recorded on April 13, 2018.

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.

unimproved ☐

This is improved ☒ property, known as 507 Bradburn Village Circle, Antioch, TN 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 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 our hands this 29th day of July, 2021

Rachel Abel

Eric Abel

STATE OF Tennessee

COUNTY OF Rutherford

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Rachel Abel and Eric Abel, wife and husband, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of July, 2021.

Notary Public

My Commission Expires 03/17/24

(SEAL)

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY