Karen Johnson Davidson County
Batch# 712206 DEEDWARR
09/09/2021 11:17:30 AM 3 pgs
Fees: $18.00 Taxes: $777.00
20210909-0120742

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Ana Taylor
538 Bradburn Village Circle
Antioch, TN 37013
SEND TAX BILLS TO:
Gardner Financial Services LTD
dba Legacy Mutual Mortgage
3503 Paesanos Pkwy
San Antonio, TX 78231

WARRANTY DEED
(Map 164-06-0B, Parcel 079.00)

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which hereby acknowledged, the undersigned, **TIFFANY DIONE SMITH, AN UNMARRIED WOMAN**, hereinafter referred to as "Grantor," has bargained and sold and does hereby transfer and convey unto **ANA TAYLOR, AN UNMARRIED WOMAN,** hereinafter referred to as "Grantee," her heirs and assigns forever that certain Property located and situated in Davidson County, Tennessee, and more particularly Described as follows:

LAND in Davidson County, Tennessee, being Unit No. 122 on the plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions, and Restrictions for the TOWNHOMES OF BRADBURN VILLAGE, as shown of record in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, and as amended and restated in Instrument No. 20070817-0098536, amended in Instrument No. 20180713-0068064, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Tiffany Dione Smith, an unmarried woman, by Warranty Deed dated October 31, 2008 from Beazer Homes Corp., a Tennessee Corporation, recorded November 4, 2008, in Instrument Number 20081104-0109502, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all Subdivisions/condominiums assessments, covenants, bylaws, restrictions, and Declarations. (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer drainage, rights of way and any other easement of record, and (5) any and all other matters of public record.

This is improved property known as 538 Bradburn Village Circle, Antioch, TN 37013

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns; forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same

is unencumbered except as noted herein, and for the 2021 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand and signature on this the 30th day of June, 2021.

Tiffany Dione Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 30th day of June, 2021.

Notary Public

My Commission Expires: 8-19-23

(SEAL)

MARY FUGITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $210,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 30th day of June, 2021.

Notary Public

My commission Expires: 11/8/21

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8, 2021

File No. GTS1-2021-397

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 June 30, 2021 (date of document).

Connie Taylor
Affiant Signature

6.30.21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 30 day of June, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

