Karen Johnson Davidson County
Batch# 713117 DEEDWARR
09/10/2021 03:54:30 PM 3 pgs
Fees: $18.00 Taxes: $1,006.40
20210910-0121863

WARRANTY DEED

STATE OF Tennessee
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $272,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 26th DAY OF August, 2021.

(Affix Seal), Notary Public

My Commission Expires: 05/09/2023

MIKAEEL-H21305

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Tharwat Mikaeel	NEW OWNER	164.06-0B-119.00 CO
646 Bradburn Village Cir.		
Antioch, TN 37103		

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, I/we, ASHLY E. MARTELLA, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto THARWAT MIKAEEL, A MARRIED MAN hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Being all of Unit No. 76, on the Plan of The Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration of Amended and Restate Declarations of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument NO. 20180226-0017976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ashly E. Martella, a single woman by deed from Freddie Richard Holland, Jr. and Charles B. McDavid, III, married to each other of record in Book 201908010076127, recorded on 08/01/2019, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 646 Bradburn Village Cir., Antioch, Tennessee 37103 .

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 26th day of August, 2021 :

Ashly E Martella by Rhonda Hannah, POA

Ashly E. Martella by Rhonda Hannah, POA

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Rhonda Hannah, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Ashly E. Martella, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said Ashly E. Martella for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 26 day of August, 2021.

My Commission Expires:
6/7/2025

Notary Public

BRANDON M SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 8/26/21 (date of document).

Connie Taylor
Affiant Signature

9/8/21
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 8th day of Sept, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 11.8.21

NOTARY'S SEAL

