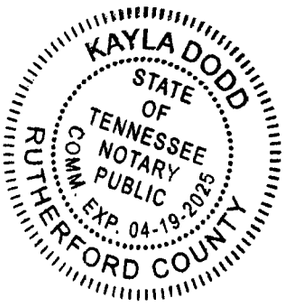
Karen Johnson Davidson County
Batch# 715515 DEEDWARR
09/14/2021 12:52:23 PM 2 pgs
Fees: $13.00 Taxes: $795.50
20210914-0123191



STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $215,000.00

Affiant

Subscribed and sworn to before me, this 10 day of September, 2021.

Notary Public

My commission expires: 4-19-25

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
1517 HUNT CLUB BLVD SUITE 200
GALLATIN, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Sonya J. Moreland	New Owner	**164060B09000CO**
516 Bradburn Village Circle		
Antioch, TN 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Terry A. Pettis and Timothy W. Pettis

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sonya J. Moreland

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. 133, on the plan of The Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Terry A. Pettis and Timothy W. Pettis, wife and husband, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, dated July 28, 2008, of record in Instrument No. 20080731-0078577, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all encumbrances, restrictions, easements, plats, covenants, rights, and conditions that may appear of record in the Register's Office of Davidson County, Tennessee.

This is improved (__X__) unimproved (_____) property known as 516 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 in 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.

Terry A. Pettis _____ Date: 9/10/21

Timothy W. Pettis _____ Date: 9/10/21

STATE OF TN

COUNTY OF Rutherford

Personally appeared before me, a Notary Public of said County and State, Terry A. Pettis and Timothy W. Pettis, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10 day of September, 2021.

_____
NOTARY PUBLIC

My Commission Expires: 11-17-24

