Karen Johnson Davidson County
Batch# 722116 DEEDWARR
09/23/2021 09:05:30 AM 3 pgs
Fees: $18.00 Taxes: $1,061.90
20210923-0127816

WARRANTY DEED

MICHELLE W. LOCKE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $287,000.00 .

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 20th DAY OF September, 2021.

(Affix Seal) Notary Public

My Commission Expires: 9/29/21

WINLAND-H21332

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#:
Mikayla Winland, an unmarried woman	~~NEW OWNERS~~ Legacy Home Loans	064-16-OE-094.00 CO
312 Griffin Place	4004 Hillsboro Pk, 216B	
Hermitage, TN 37076	Nashville, TN 37215	

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, JESSAMYN BRADLEY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MIKAYLA WINLAND, AN UNMARRIED WOMAN, 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:

LAND lying in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Being all of Unit No. 94 in Building 25, as shown on the Site Layout Exhibit Plat of Truxton Village, attached as Exhibit "A-1" to the Declaration of Covenants, Conditions and Restrictions for the Townhomes of Truxton Village of record in Instrument Number 20061025-0132473, as amended and restated in Instrument Number 20061106-0137656 and further amended in Instrument No. 20071105-0130490, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jessamyn Bradley, unmarried by deed from Carleton Williams, a married man of record in Instrument Number 20160928-0102272, recorded on 09/28/2016, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 312 Griffin Place, Hermitage, Tennessee 37076 .

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 20th day of September, 2021 :

Jessamyn Bradley

STATE OF Tennessee

COUNTY OF SUMNER

Personally appeared before me, Rhonda M Hanvah, a Notary Public in and for said County and State, the within named JESSAMYN BRADLEY, UNMARRIED, the bargainor(s), 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 at Sumner County, Tennessee, this 20th day of September, 2021.

Notary Public

My Commission Expires: _____

RHONDA M. HANVAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 5-19-2023

Tennessee Certification of Electronic Document

I, Patricia Nicker, 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 9/20/21 (date of document).

Affiant Signature

9/20/21
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 20th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzara
Seal of Tennessee Notary Public
Davidson County