Karen Johnson Davidson County
Batch# 726173 DEEDWARR
09/29/2021 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,442.63
20210929-0130784

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $388,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF SEPTEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-5-2025
(AFFIX SEAL)

ELIZA WHITFIELD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 5, 2025

JM-VRES-21-337

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Elizabeth B. Holland	Movement Mortgage LLC	
(NAME) 337 Pullen Avenue	(NAME) 8024 Calvin Hall Road	071-11-0-149.00
(ADDRESS) Nashville, TN 37207	(ADDRESS) Indian Land, SC 29707	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **JONATHAN G. BRADLEY, MARRIED**, hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH B. HOLLAND, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of S.A. Buchanan Re-Subdivision of Lots No's 4-5,6-12-13-18-19-24-25-30 and 31 of the Trinity Heights of record in Plat Book 547, Page 166, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 15 fronts 50 feet on the North side of Pullen Street and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jonathan G. Bradley by Warranty deed from Linda Kay Watson Rediker and Ricky W. Tomlin of record in Instrument No. 20120322-0024225 Register's Office for Davidson County, Tennessee, dated March 20, 2012 and recorded on March 22, 2012.

The subject property was not the marital residence of the grantor.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years.
- Plan of record in Plat Book 547, Page 166, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Storm Sewers and/or Sanitary Sewers of record in Book 8060, Page 636, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **337 Pullen Avenue, Nashville, Tennessee 37207**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 21st DAY OF SEPTEMBER, 2021.

Jonathan G. Bradley by Chapel Drummond as Attorney-in-fact
Jonathan G. Bradley
by Chapel Drummond as Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chapel Drummond, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JONATHAN G. BRADLEY, and who acknowledged he/she/they executed the same as the free act and deed of the said JONATHAN G. BRADLEY.

Witness my hand and official seal, this the 21st of September, 2021.

Jordan x Myers
Notary Public
My Commission Expires: _____
(SEAL)

JORDAN T. MYERS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 01/08/2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 09/28/2021 (date of document).

Affiant Signature

09/28/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 28th day of September, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL