This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater is ~~$479,000.00~~

Affiant

Subscribed and sworn before me this the 20th day of September, 2021.

Notary Public
My commission expires:

RHONDA M. HANNAH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-19-2023

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jessamyn Bradley 3124 Earhart Road Hermitage, TN 37076	Same	098-00-0 028.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, VADON M. WILLIS, AN UNMARRIED MAN, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JESSAMYN BRADLEY, SINGLE, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Earhart Pike, being the north east corner of a tract conveyed to Roy Ballentine and wife, Dorothy Ballentine, said point being 110 ft. easterly from the northeasterly corner of a tract conveyed to Ben Allen Foster and wife, Christine Foster, dated Oct. 1, 1947, of record in Book 1534, Page 500, RODC, and being 260 ft. east of the northeasterly corner of the land owned by Oakley Eakes; thence easterly with center of said Earhart Pk., 110 ft. to a point; thence at right angles southerly and parallel with said Roy Ballentine's easterly line and also easterly line of said Ben Allen Foster, 157 ft. more or less, to a point marked by a stake; thence at right angles, westerly, parallel with southerly margin of Earhart Pk., 110 feet to the southeast corner of the said Roy Ballentine's corner; thence, at right angles, northerly, with easterly line of said Roy Ballentine's land, 157 feet, more or less, to the center of Earhart Pk., the point of beginning.

Being the same property conveyed to Vadon M. Willis, an unmarried man, by deed dated 07/26/2019, from Regal Homes Co., a Tennessee Corporation, of record in Instrument No. 20190801-0076270, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 3124 Earhart Road, Hermitage, TN 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 Grantees, their heirs, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Karen Johnson Davidson County
Batch# 726293 **DEEDWARR**
09/29/2021 11:21:47 AM 2 pgs
Fees: $13.00 Taxes: $1,772.30

20210929-0130928

Witness my hand this the 20th day of September, 2021.

Vadon M. Willis

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Vadon M. Willis, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 20th day of September, 2021.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 18, 2022