Prepared by:

5 Star Title of TN, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

Karen Johnson Davidson County
Batch# 744721 DEEDWARR
10/27/2021 10:46:30 AM 3 pgs
Fees: $18.00 Taxes: $1,221.00
20211027-0144286

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $330,000.00.

Affiant

Subscribed and sworn to before me this 25th day of October, 2021.

Notary Public
My Commission Expires: 11/08/2022

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

2021-126

Address of New Owner:	Send Tax Bills to:	Tax Information:
Elizabeth Armstrong	New owner	
135 Canton Ct.	135 Canton Ct.	026-06-0A-061.00CO
Goodlettsville, Tn 37072	Goodlettsville, TN 37072	

WARRANTY DEED

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 acknowledged, we

Beverly Ellen Bradley, unmarried

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Elizabeth Armstrong, As Sole Ownership

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Final Plat for The Townhomes at Windsor Green, Phase 1, Section 3, of record in Plat at Instrument No. 20041112-0136380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Beverly Ellen Bradley, unmarried by Warranty deed from Sybril M. Bennett, unmarried of record in Instrument No. 20140904-0080852 Register's Office for Davidson County, Tennessee, dated August 24, 2014, and recorded on September 04, 2014. (Value of consideration shown in aforementioned deed $165,000.00.) Being also known as 135 Canton Court Goodlettsville, Tennessee 37072.

This conveyance is subject to any and all restrictions and easements of record.

This is unimproved property located at 135 Canton Ct., Goodlettsville, Tn 37072

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 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 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.

Witness our hands this 25th day of October 2021.

Beverly Ellen Bradley

Beverly Ellen Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Beverly Ellen Bradley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville TN this 25th day of October, 2021.

Notary Public at Large

My Commission Expires: 2/20/2023

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 10/25/21.

Affiant Signature

10/25/21
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of October, 2021.

Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 6-8-22