Name and Address of New Owner:
Beverly E. Bradley
265 Harbor Village Drive
Nashville, TN 37115

Karen Johnson Davidson County
Batch# 745354 DEEDWARR
10/27/2021 03:51:30 PM 3 pgs
Fees: $18.00 Taxes: $1,322.75
20211027-0144613

Send Tax Bills To:
Beverly E. Bradley

This Instrument Prepared By:
Bell Law Settlement Services, LLC
112 30th Avenue North
Nashville, TN 37203

Map & Parcel No: 034-07-0A-072-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Riley Glasgow, a single person**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Beverly E. Bradley, an unmarried woman** "the Grantee," the following described real estate in Davidson County, Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 54, HARBOR VILLAGE, PHASE IV, REVISION I, AS SHOWN IN DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN INSTRUMENT NO. 20030611-0080857, AMENDED AT INSTRUMENT NOS. 20030723-0102986 AND 20050120-0007505, CORRECTED IN SURVEYOR'S CERTIFICATE OF CORRECTION RECORDED AT INSTRUMENT NO. 20050729-0088636, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

Being the same property conveyed to James Riley Glasgow, a single person by Warranty Deed from Evelyn Elizabeth Rose, unmarried of record as Instrument No. 20140502-0037210 in the Register's Office for Davidson County, Tennessee, dated April 25, 2014 and recorded on May 2, 2014.

For Information Only: Being Parcel No. 034-07-0A-072-00
Being also known as 265 Harbor Village Drive, Madison, TN 37115

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 25th day of October, 2021.

James Riley Glasgow (SEAL)
James Riley Glasgow

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 25th day of October, 2021, before me personally appeared James Riley Glasgow, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 25th day of October, 2021.

Notary Signature
My commission expires:

JOHN ALFRED BELL JR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is ~~$360,000.00~~ *, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. *$357,500.00

(Affiant)

TERESA TIDWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-06-2025

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

Notary Public
My commission expires: 1/6/25
File No. 2021-3460

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 10/25/2021 (date of document).

Jennifer Russell
Affiant Signature

10/26/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 26th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

