WARRANTY DEED

Karen Johnson Davidson County
Batch# 755427 DEEDWARR
11/16/2021 09:59:30 AM 4 pgs
Fees: $23.00 Taxes: $925.00
20211116-0152223

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00.

Affiant

SUBSCRIBED AND SWORN TO ME ON 5TH DAY OF NOVEMBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/16/25

ANNA C NORRIS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON
My Commission Expires March 16, 2025

THIS INSTRUMENT PREPARED BY
Hollingshead & Associates, PLLC, 7000 Executive Center Drive, Suite 125, Brentwood, TN 37027
File No.: 1713

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO: If left blank please use the address of the new owner	MAP PARCEL
Fatimah Najm	SWBC Mortgage Corp.	164-06-0B-108.00
631 Bradburn Village Circle	9311 San Pedro Ave, Ste. 100	
Antioch, TN 37013	San Antonio, TX 78216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WONDA WADE-MATHEWS, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

FATIMAH NAJM, A MARRIED WOMAN

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND in Davidson County, Tennessee being all of Unit 65, on the plan of The Townhomes of Bradburn Village, Phase 3B, as shown on Exhibit A of the Supplementary Declaration of Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument No. 20180226-0017976, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Wonda Wade-Matthews, single woman by Warranty Deed from Old South Properties, Inc., a Tennessee Corporation, dated March 15, 2019, recorded on March 19, 2019, in Instrument No. 20190319-0024791, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

1. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

2. All matters as set forth per Plat of record in Instrument No.20180226-0017976 , said Register's office.

3. Terms, provisions, options, rights of first refusal, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions recorded in Instrument No. 20060816-0101099, 20070717-0084884, 20070817-0098536, 20121109-0103798, 20180226-0017976, 20180713-0068064, asg. dev. rights Instrument No. 20170802-0078538, 20180226-0017978, and 20210329-0041049, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons.

4. HOA Charter of record in Instrument No. 20060823-0103546, said Register's Office.

5. Right-of-way of record in Book 3644, page 317, Book 3670, page 396 and Book 4579, page 913, said Register's Office.

6. TVA/Transmission lines and pipeline of record in Book 5799, page 662, Instrument No. 20020909-0109148 and Book 4728, page 63, said Register's Office.

7. Access/Utility and drainage of record easement of recordin Instrument No. 20080502-0045461, said Register's Office.

8. Sewer/Storm drainage of record in Instrument No. 20080502-0046461, said Register's Office.

9. Ingross easement (Comcast) of record in Instrument No. 20170206-0012425, said Register's Office.

10. Storm water drainage agreement of record in Instrument No. 2006060608-0068199, said Register's Office.

11. Easement agreement of record in Instrument No. 20070622-0074712, said Register's Office.

12. Quitclaim deed to HOA for common elements/are and open space of record in Instrument No. 20060823-0103545, said Register's Office.

This is improved property known as 631 Bradburn Village Circle, Antioch, TN 37013

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/or 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/or 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/my hand on the 5th day of November, 2021.

Wonda Wade-Mathews

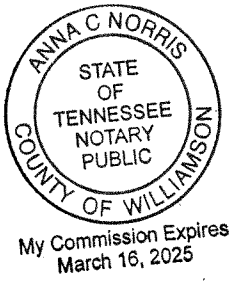
Wonda Wade-Mathews

STATE OF TENNESSEE

COUNTY OF ~~DAVIDSON~~ ACN Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state Wonda Wade-Mathews, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained.
Witness my hand and official seal this 5th day of November 2021.

Anna C Norris
Notary Public
My Commission expires: 3/16/25



My Commission Expires
March 16, 2025

Certificate of Authenticity

I, Kimberly Hollingshead, 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 11/5/21.

Kimberly Hollingshead, Esq.

11/5/21
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 5th day of November, 2021.

Notary's Signature
My Commission Expires: _____

ANNA C NORRIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires
March 16, 2025