Karen Johnson Davidson County
Batch# 771781 DEEDWARRSP
12/10/2021 03:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164297

This instrument prepared by:
MATTHEW KNABLE, Attorney at Law
P.O. BOX 52773
KNOXVILLE, TN 37950

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(s) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDITH ANNIE BRAGAN AND JERIS BRAGAN, WIFE AND HUSBAND	**EDITH ANNIE BRAGAN AND JERIS BRAGAN, WIFE AND HUSBAND**	**149020C01300**
113 ELIZABETHS CT	**113 ELIZABETHS CT**	
ANTIOCH, TN 37013	**ANTIOCH, TN 37013**	

FOR AND IN CONSIDERATION of $0.00, cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **EDIE H. BRAGAN ALSO KNOWN AS EDITH ANNIE BRAGAN AND JERIS BRAGAN, WIFE AND HUSBAND** has/have this day bargained and sold, and do hereby transfer and convey unto the said **EDITH ANNIE BRAGAN AND JERIS BRAGAN, WIFE AND HUSBAND** , the Grantee(s) herein, their successors, heirs and assigns, certain real estate in **DAVIDSON** County, Tennessee as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 13 ON THE PLAN OF STERLING WOOD, A PORTION OF A PLANNED UNIT DEVELOPMENT, AS OF RECORD

IN BOOK 6250, PAGE 648, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO EDIE H. BRAGAN AND JERIS BRAGAN, WIFE AND HUSBAND BY DEED FROM EDIE H. BRAGAN, A MARRIED PERSON, HEREIN JOINED BY HER SPOUSE JERIS BRAGAN RECORDED 02/23/2017 IN DEED INSTRUMENT NO. 201702230018176, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as: **113 ELIZABETHS CT, ANTIOCH, TN 37013.**

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our successors, assigns and legal representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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 the hands and seal of said Grantors this 3rd day of December, 2021

Edie H. Bragan A/K/A
Edith Annie Bragan
EDIE H. BRAGAN A/K/A
EDITH ANNIE BRAGAN

Jeris Bragan
JERIS BRAGAN

STATE OF Tennessee)
) SS.
COUNTY OF Davidson)

On this 3rd day of December, 2021, before me personally appeared **EDIE H. BRAGAN A/K/A EDITH ANNIE BRAGAN** AND **JERIS BRAGAN** to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)



Tressie M. Lewis
Notary Public
My Commission Expires: 01/06/2025

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee

COUNTY OF Davidson

Sworn to before me this 3rd day of December, 20 21.

Notary Public

My Commission Expires: 01/06/2025

TRESSIE M. LEWIS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
EDITH ANNIE BRAGAN AND JERIS BRAGAN
113 ELIZABETHS CT
ANTIOCH, TN 37013

Name and Address of property owner:
EDITH ANNIE BRAGAN AND JERIS BRAGAN
113 ELIZABETHS CT
ANTIOCH, TN 37013

Tennessee Certification of Electronic Document

I, Linda Brown, 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 **12/3/2021** (date of document).

Linda Brown
Affiant Signature

12/8/2021
Date

State of California

County of Los Angeles

Sworn to and subscribed before me this **8th** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 5-18-2025

NOTARY'S SEAL

NRO1 ROSELYN WOODWARD COMM. #2358082 Notary Public - California Los Angeles County My Comm. Expires May 18, 2025 NRO1