Karen Johnson Davidson County
Batch# 784471 DEEDWARR
01/04/2022 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $832.50
20220104-0001406

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of December, 2021.

Notary Public
MY COMMISSION EXPIRES: 6/11/24
File No. G21-14857



WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jacob John Bradley and Elizabeth Anne Milikin Bradley	Same	034-09-0-011
(NAME)	(NAME)	
309 West Monticello Ave.	"	
(STREET ADDRESS)	(STREET ADDRESS)	
Goodlettsville TN 37072	"	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Arlene Fitzpatrick Young, a married woman**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jacob John Bradley and Elizabeth Anne Milikin Bradley, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Tract 1:

Land in Davidson County, Tennessee, being a part of Lot No, 27 of the Alta Loma Subdivision of record in Book 421, page 44, at the Register's Office of Davidson County, Tennessee and more particularly described according to a survey dated December 16, 1950, by N. G. Jenkins, as follows:

Beginning at a point in the center of Monticello Drive, said point being 375 feet west of the intersection of Monticello Drive and Springdale Avenue; thence in a westerly direction with the center of said Monticello Drive 100 feet to a point; thence at right angles and in a northerly direction 300 feet to a point; thence in an easterly direction and parallel with Monticello Drive 100 feet to a point; thence in a southerly direction 300 feet to the point of beginning.

Tract 2:

Being Lot No. 1 on Mallernee Realty Company's unrecorded Subdivision of the southeasterly part of Lot No. 27 on the Map of Alto Loma Subdivision, of record in Book 421, Page 44, Register's office for Davidson County, Tennessee and being part of the same property conveyed to Ralph R. Braswell and wife, from W. G. Lewis, by deed of record in Book 2016, Page 221, said

Register's Office.

Being the southerly 289 feet and the westerly 50.0 feet of the southeasterly 368 feet of Lot No. 27 on the above mentioned plan; and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of an unnamed street; said iron pin being located north 87 degrees, 22 minutes west, 368.4 feet from the common corner of Lots Nos. 25-27; thence north 2 degrees 45 minutes east 20 feet, being the common corner of the W. T. Sanders property, in Book 1912, Page 495, said Register's office; running thence with the Sanders Line north 2 degrees 45 minutes east, 289.8 feet to an iron pin, said iron pin being located north 86 degrees, 41 minutes west, 208.2 feet from the westerly margin of Monticello Avenue; running thence South 86 degrees, 41 minutes east 50.0 feet to an iron pin; thence south 2 degrees 45 minutes west, 289.0 feet to an iron pin in the northerly margin of an Unnamed Street; thence with the northerly margin of said Unnamed Street, north 87 degrees, 22 minutes west, 50.0 feet to the point of beginning.

All in accordance with a survey and plat by Norris R. Hickerson, Surveyor, dated August 24, 1954.

Being the same property conveyed to Arlene Fitzpatrick Young by Quitclaim Deed dated September 23, 2011, recorded September 26, 2011, in Instrument Number 20110926-0074320, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2021 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 309 West Monticello Avenue, 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. 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 my/our hand(s) this 27th day of December, 2021.

Arlene Fitzpatrick Young

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of December, 2021, before me personally appeared Arlene Fitzpatrick Young and Burl Douglas Young Jr., 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 27th day of December, 2021.

Notary Signature
My commission expires: 6/11/24

DEANNA L COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

Tennessee Certification of Electronic Document

I, Trudy Milliken, 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 12-07-2021 (date of document).

Affiant Signature

12-16-2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of December, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY