Karen Johnson Davidson County
Batch# 785536 DEEDWARR
01/05/2022 02:17:30 PM 3 pgs
Fees: $18.00 Taxes: $888.00
20220105-0002230

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $240,000.00. Affiant *Subscribed and sworn before me this 30th day of December, 2021.* Notary Public My commission expires: 7/3/2023 (Affix Seal)

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

THIS INSTRUMENT PREPARED BY
Mockingbird Title & Escrow / Teresa M. Morgan, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Diondria Zephanie Garrett 2754 Old Matthews Road Nashville, TN 37207	Diondria Zephanie Garrett 2754 Old Matthews Road Nashville, TN 37207	059-12-0-001.00

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

ANNIE SIMMONS, Executor of the Estate of Etheris S. Bradley

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

DIONDRIA ZEPHANIE GARRETT, a single woman

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:

LAND in the 13th Civil District Annexed (Formerly the 12th Civil District) of Davidson County, Tennessee, being Lot No. 128 on the Plan of Trinity Hills Village, Section II, First Addition, as of record in Book 4460, Pages 45 and 46, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

Being the same property conveyed to Etheris S. Bradley, unmarried by Warranty Deed from Jones Homes, Inc., a Tennessee corporation, on December 21, 1973, of record in Book 4776, Page 245, Register's Office for Davidson County, Tennessee.

ETHERIS S. BRADLEY died testate on or about January 14, 2020. Pursuant to the terms of her will of record in Docket No. 20P493, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is to be administered as part of the probate estate and is subject to the control of the Executor for the purposes of administration. Annie Simmons was issued Letters Testamentary and is the Executor of the Estate. For further reference, see Agreed Order Quieting Title of record as Instrument No. 20200914-0104778, said Register's Office.

This conveyance is subject to: 1) Current years taxes which have been prorated and shall be paid at closing; 2) All matters of record related to the Trinity Hills Village, Section II, First Addition, of record in Book 4460, Page 45, and any amendments thereto, in said Register's Office; 3) All restrictions of record set forth in the Protective Covenants and Restrictions for Trinity Hills Village S/D Sect. Two of record in Book 4551, Page 440, and any amendments thereto, in said Register's Office; 4) All applicable government and zoning regulations.

This is improved property known as **2754 Old Matthews Road, Nashville, TN 37207.**
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 my hand this 30th day of December, 2021.

BY: Annie Simmons
ANNIE SIMMONS, Executor of the Estate of Etheris S. Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Morgan, a Notary Public in and for said County and State, the within named Annie Simmons, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Executor of the Estate of Etheris S. Bradley pursuant to orders from the Seventh Circuit Court in Davidson County, Probate Division, in Docket No. 20P493.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of December, 2021.

Teresa Morgan
NOTARY PUBLIC

TERESA MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023

My commission expires: 7/3/2023

TRUE COPY CERTIFICATION

Pursuant to Tenn. Code Ann. § 66-24-101(d)(3) – As Amended on July 1, 2021

I, **Teresa Morgan**, Tennessee BPR No. 033448, 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 December 30, 2021.

Teresa Morgan 12/30/2021

TERESA MORGAN **DATE**

MOCKINGBIRD TITLE & ESCROW, LLC
PO BOX 60711
NASHVILLE, TN 37206
(615) 975-9174
info@mockingbirdtitletn.com

State of Tennessee)
County of Davidson)

Sworn and subscribed before me on December 30, 2021.

CRYSTAL MARCRUM-POTTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-3-2023

Notary's Signature

My Commission Expires: 7/3/2023

Notary's Seal: