Karen Johnson Davidson County
Batch# 785622 DEEDWARR
01/05/2022 04:01:30 PM 3 pgs
Fees: $18.00 Taxes: $2,260.70
20220105-0002346

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-15435-LV

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $611,000.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2021.

Notary Public
My Commission Expires: 8/19/23

SHANNON GILBERT NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael Ryan Bradshaw and Emily N. Bradshaw 1108 Berwick Trail Madison, TN 37115	New Owner	052-11-0-053

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Lisa M. McGahuey and Bradley D. McGahuey, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael Ryan Bradshaw and Emily N. Bradshaw, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of Lot 4 of The Madison Heights Section Three of record in Plat at instrument no. 200406300077789, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa M. McGahuey and Bradley D. McGahuey, wife and husband, by Quit Claim, from Lisa M. McGahuey FKA Lisa M Bridges, a married woman and Bradley D. McGahuey, a married man, of record in Book 20170509, Page 0046142, Register's Office for Davidson County, TN, dated 05/02/2017 and recorded on 05/09/2017.

This is improved property located at: **1108 Berwick Trail, Madison, TN 37115**.

This conveyance is made subject to 1) Property taxes for the year 2022, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of December, 2021.

GRANTOR:

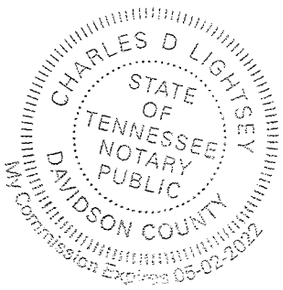
Bradley D. McGahuey

Lisa M. McGahuey

STATE OF TENNESSEE
COUNTY OF Sumner

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradley D. McGahuey and Lisa M. McGahuey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this **29**th day of December, 2021.



Notary Public
My Commission expires: 5/2/22

Tennessee Certification of Electronic Document

I, Layla Hood, 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 12/29/21 (date of document).

Layla Hood
Affiant Signature

12/31/21
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 31 day of December, 2021.

Shannon Gilbert
Notary's Signature

MY COMMISSION EXPIRES: 8/19/23

NOTARY'S SEAL

SHANNON GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY