Karen Johnson Davidson County
Batch# 785856 DEEDWARR
01/10/2022 11:28:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20220110-0002641

STATE OF TENNESSEE)
COUNTY OF Davidson)
The actual value or consideration, whichever is greater, for this transfer is $285,000.00.

Affiant

Sworn to and subscribed before me this 30th day of December, 2021.

Notary Public
My Commission Expires: 11-5-2024

LORI PATTERSON
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY:
MADISON TITLE & ESCROW, LLC
1033 Demonbreun Street, Ste. 300, Nashville, TN 37203
Telephone (615) 942-8096

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Jonathan Roncolato Kelli Knowles	631 Cheryl Avenue	New Owners	
631 Cheryl Avenue			052-02-0-116.00
Madison, TN 37115	Madison, TN 37115		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Derek Sean Brady, a single man,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Jonathan Roncolato, an unmarried man and Kelli Knowles, an unmarried woman, tenants in common with right of survivorship,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. Westerly 10 feet of Lot No. 45 and all of Lot No. 46, Block "C" on the Plan of Rainbow Terrace Subdivision of record in Plat Book 1130, Page 85, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot and part of said lot adjoin and front together 60 feet on the Northerly side of Cheryl Avenue and run back between parallel lines 145 feet to a dead line.

Being the same property conveyed to Norma S. Brady, unmarried by Warranty deed from Robert S. Moon and wife, Eunice B. Moon of record in Book 4289, page 168, Register's Office for Davidson County, Tennessee, dated November 20, 1968 and recorded on November 22, 1968.

Norma Sue Davis died January 9, 2009, her estate being administered through Davidson County Probate Court, Docket No. 09P-161. A copy of the Last Will and Testament of Norma Davis recorded in Instrument No. 20100301-0015212, in the Register's Office for Davidson County, Tennessee, devising subject property to her grandson, Derek Sean Brady.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or

encumbrance whatsoever with the following exceptions:

Subject to all matters shown on the Plan of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 1380, Page 88, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 30th day of December, 2021.

Derek Sean Brady

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Christine Maroon, the undersigned, a Notary Public, in and for said State and County, **Derek Sean Brady,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at ~~Franklin~~ Nashville, Tennessee, this the 30th day of December, 2021.

CHRISTINE N MAROON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

NOTARY PUBLIC
My Commission Expires: 10/26/24

CERTIFICATE OF AUTHENTICITY

I, Lori Patterson, do hereby make oath that I am a licensed attorney and/or 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 12-30, 2021.

Affiant
Date: January 3, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 3 day of January 2022.

Notary Public

My Commission Expires: 5/14/2025

CATHERINE FRANCO
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY