Karen Johnson Davidson County
Batch# 788805 DEEDWARR
01/12/2022 02:34:30 PM 4 pgs
Fees: $23.00 Taxes: $1,517.00
20220112-0004513

Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr
290
Brentwood, TN 37027
B-21-8718

SUSAN L HEINRICH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $410,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 30th day of December, 2021

Notary Public

Commission Expires: 9/6/2022

Address of New Owner	Send Tax Bills To:	Map & Parcel
Travis Meier and Kristen Sandlin 8127 Gordon Lane Hermitage, TN 37076	New owners 1403 Avenue F Danbury, TX 77534	075-14-0-030.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Joseph Bradley and Chelsea Bradley, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Travis Meier and Kristen Sandlin

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 Davidson County, Tennessee, being Lot No. 100 on the Plan of Hermitage Estates of record in Plat Book 3300, Page(s) 70 and 71, inclusive, 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 No 100 fronts 96 feet on the Westerly side of Gordon Lane and extends back 199 feet on the South line and 214.1 feet on the North Line, which is a broken line, to a dead line in the rear on which it measures 98.8 feet.

Being the same property conveyed to Chelsea Bradley and Joseph Bradley, husband and wife by Warranty deed from Samuel French and wife, Amy French of record in Instrument

No. 20190718-0070456 Register's Office for Davidson County, Tennessee, dated July 15, 2019 and recorded on July 18, 2019. (Value of consideration shown in aforementioned deed $249,900.00.)

Being also known as 8127 Gordon Lane Hermitage, Tennessee 37076.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 8127 Gordon Lane, Hermitage, TN 37076

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 so 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.

Dated this the 30th day of December, 2021.

Joseph Bradley

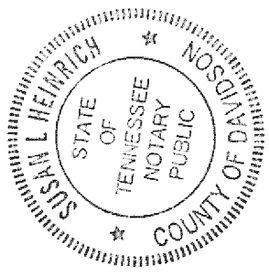
Chelsea Bradley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joseph Bradley and Chelsea Bradley** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

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

Notary Public
My Commission Expires: 9/6/2022



Tennessee Certification of Electronic Document

I, Margaret Philpott 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 **12/30/2021** (date of document).

Affiant Signature

12/30/2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **30** day of **December**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

