Karen Johnson Davidson County
Batch# 800094 DEEDWARR
02/03/2022 01:05:30 PM 5 pgs
Fees: $28.00 Taxes: $1,705.70
20220203-0012938

Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-15628-DJ

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $461,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of January, 2022.

Notary Public
My Commission Expires: 3.6.2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Mary Wright Branum and Nicholas Branum 2817 Glenoaks Drive Nashville, TN 37214	American Pacific Mortgage Corporation and/or Warehouse Lenders 3000 Lava Ridge Court Suite 200 Roseville, CA 95661	085-01-0-012

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, **Diana Lee Bradford, Successor Trustee, of The John and Fay Bradford Trust dated January 28, 2002**, together with **Diana Lee Bradford individually, Taylor Aaron Bradford and Kelsey Diana Bradford, now known as Kelsey Diana Clay,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Mary Wright Branum and Nicholas Branum, wife and husband**, 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 all of Lot No. 19, Section One, McGavock Heights, according to survey and plat of same appearing of record in Book 2330, page 70, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description as to details and location of said lot.

Being the same property conveyed to John Bradford, Jr. and Fay M. Bradford, Trustees, respectively, and his/her/their successors in trust for The John and Fay Bradford Trust dated January 28, 2002, by Quitclaim Deed from John Bradford, Jr. and Fay M. Bradford, dated January 28, 2002, recorded February 26, 2002, of record in Instrument No. 20020226-0024291, Register's Office for Davidson County, Tennessee.

This is improved property located at: **2817 Glenoaks Drive, Nashville, TN 37214**

This conveyance is made subject to 1) Property taxes for the year 2022 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee 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 24th day of January, 2022.

GRANTOR:

The John and Fay Bradford Trust dated January 28, 2002

By: _____, Successor Trustee
Diana Lee Bradford, Successor Trustee

_____
Diana Lee Bradford, individually

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Diana Bradford, Successor Trustee** 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 she is the Successor Trustee of The John and Fay Bradford Trust dated January 28, 2002, the maker, and is authorized by the maker to execute the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of January, 2022.

My commission expires: 11/6/24 _____ Notary Public

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Diana Lee Bradford**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 24th day of January, 2022.

My commission expires: 11/6/24 _____ Notary Public

SPENCER LAMBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21st day of January, 2022.

Kelsey Diana Bradford, n/k/a Kelsey Diana Clay

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Kelsey Diana Bradford, n/k/a Kelsey Diana Clay**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 21st day of January, 2022.

My commission expires: 10/23/2023

Notary Public

RONETTA SUE LAMBRECHT
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

GRANTOR:

Taylor Aaron Bradford

STATE OF Florida
COUNTY OF Pasco

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Taylor Aaron Bradford, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal this 19th day of January, 2022.

Notary Public

My commission expires: 09/22/2024

Yolanda R. Sykes
Notary Public
State of Florida
Comm# HH026846
Expires 9/22/2024

202202030012938

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 January 24, 2022.

Storey Carver
Affiant Signature

1/24/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 24th day of January 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

