WARRANTY DEED

Karen Johnson Davidson County
Batch# 801490 DEEDWARR
02/07/2022 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,161.80
20220207-0014042

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $314,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON 01/25/2022.

NOTARY PUBLIC

MY COMMISSION EXPIRES 3/7/23

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
CLOSED Nashville LLC, 278 Franklin Road
160
Brentwood, TN 37027
file # 2022-3005

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Staci Ho	Same	094-16-0E-080.00-CO
757 Spence Enclave Lane		
Nashville, TN 37210		

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

Randell Bradford, Unmarried

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

Staci Ho, A Single Woman

HEREINAFTER CALLED THE GRANTEE(S), 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 Unit No. 80 on the Plan of Spence Enclave Townhomes, a Planned Unit Development, of record in Instrument 20061115-0141672, amended in Instrument 20061117-0142842, amended in Instrument 20061213-0153595, amended in Instrument 20080222-0017508, amended in Instrument 20080423-0041404, amended in Instrument 20080507-0047102 and amended in Instrument 20100427-0031915, Scrivener' s Affidavit and Correction in Instrument Number 20100428-0032407, and amended in Instrument Number 20121116-0105801, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Randell Bradford by Warranty deed from Nichole Bradford, unmarried of record in Instrument No. 20180503-0042368 Register's Office for Davidson County, Tennessee, dated May 01, 2018 and recorded on May 03, 2018.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

TAXES FOR THE YEAR 2022 AND SUBSEQUENT YEARS.

ANY AND ALL EXISTING EASEMENTS, RESTRICTIONS AND MATTERS SHOWN OF RECORD IN THE REGISTER'S OFFICE FOR Davidson, TENNESSEE.

This is property known as 757 Spence Enclave Lane Nashville, TN 37210

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 on January 25, 2022}.

Randell Bradford

Randell Bradford

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, a Notary Public of said County and State, Randell Bradford, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this January 25, 2022.

Notary Public

My Commission Expires: 1/25/22

KIM BENNETT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Comm. Expires 1/25/22

File #: 2022-3005

RECORD & RETURN TO:

CLOSED NASHVILLE, LLC

270 Franklin Road, Suite 160

Brentwood, TN 37027

True Copy Certification

I, **Diane March,** 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 this the 27th day of January, 2022.

Affiant Signature
Date 01/27/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of January, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

