Karen Johnson Davidson County
Batch# 817943 DEEDWARR
03/09/2022 08:57:30 AM 3 pgs
Fees: $18.00 Taxes: $1,091.13
20220309-0026717

LOREN MANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES JANUARY 30, 2024

WARRANTY DEED

record & return:
Midtown Title of Murfreesboro
262 Robert Rose Dr, Ste 101
Murfreesboro, Tn 37129
2-15836-LM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $294,900.00

Affiant

Subscribed and sworn to before me, this 25TH DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-30-2024

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRADLEY THOMAS ALLEN, SINGLE MAN	First National Bank (NAME)	
114 Wiley St (ADDRESS)	322 N. Front St. (ADDRESS)	043-09-0-038.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	Mbord, TN 37130 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Team 9 Real Estate Solutions, LLC a Tennessee Limited Liability Company, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto BRADLEY THOMAS ALLEN, SINGLE MAN, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

A certain Tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 51 of Block "A" on the plan of Overlook Estates, as of record in Book 843, Page 105, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy Ray Kirby and Melanie Jo Adams by Warranty deed from Diana Demonbreun Dotson of record in Book 8655, page 26, Register's Office for Davidson County, Tennessee, dated June 15, 1992 and recorded on June 18, 1992. Billy Ray Kirby died September 25, 2020, his estate being administered through Davidson County Probate Court, Docket No. 21P499. Order recorded in Instrument No. 20210512-0064133 and Last Will and Testament of Billy Ray Kirby devising the property to his wife, Melanie Jo Kirby, has been recorded in Instrument No. 20210512-0064134, in the Register's Office for Davidson County, Tennessee. Melanie Jo Adams died intestate October 22, 2020, her estate being administered through Davidson County Probate Court, Docket No. 20P-2197. Agreed Order to Sell Real Property dated March 5, 2021, recorded in said Probate Estate. Affidavit of Heirship states that William Travis Montague was the sole heir of Melanie Jo Adams Kirby, recorded in Instrument No. 20210309-0030432, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Team 9 Real Estate Solutions, LLC, a Tennessee Limited Liability Company by Administrator's deed from Peggy D. Mathes, Administrator of The Estate of Melanie Jo Adams Kirby of record in Instrument No. 20210701-0089528 Register's Office for Davidson County, Tennessee, dated June 25, 2021 and recorded on July 1, 2021, Scrivener's Affidavit, recorded Instrument No. 20211207-0162328.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 114 Wiley St, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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. 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/our hand(s) this 25th day of February, 2022.

WARRANTY DEED
(Continued)

Team 9 Real Estate Solutions, LLC
a Tennessee Limited Liability Company

BY: _____
Kenneth D. Davis, Chief Manager

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Kenneth D. Davis, whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Chief Manager (or other officer authorized to execute the instrument) of Team 9 Real Estate Solutions, LLC, the within named bargainor, a Tennessee limited liability company, and that as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company as Chief Manager of said Team 9 Real Estate Solutions, LLC.

Witness my hand and official seal, at office, on this the 25 day of February, 2022

_____
Notary Public

DANIEL L. WISCHHOF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 7/9/2022

RETURN TO:
Residential & Commercial Title of Tennessee, LLC
124 Long Hollow Pike
Goodlettsville, TN 37072

Certificate of Authenticity

I, **Loren Manderson**, 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 2-25-22

Affiant Signature

2-25-22
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 25 **day of** Feb , 2022.

Notary's Signature

My Commission Expires: 11-6-24

SPENCER J. LAMBERT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary's Seal