WARRANTY DEED

Karen Johnson Davidson County
Batch# 822288 DEEDWARR
03/15/2022 08:28:41 AM 2 pgs
Fees: $13.00 Taxes: $5,614.75
20220315-0029764

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,517,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of March, 2022.

Notary Public

MY COMMISSION EXPIRES: 07/09/24

(AFFIX SEAL)

File No.: RES-21-4709Sale

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Emily Kerianne Smith and Quinn Stanton Wells	new owners	091 15 0 355.00
(NAME)	(NAME)	
4709 Nevada Avenue Nashville, TN 37209		
(ADDRESS)	(ADDRESS)	

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, I/WE, CHRISTINE B. BRADLEY AND NICHOLAS R. BRADLEY, WIFE AND HUSBAND, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, EMILY KERIANNE SMITH, UNMARRIED AND QUINN STANTON WELLS, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that 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. 610 of Block 28 on the Plan of Charlotte Park Company's First Addition to Nashville, as of record in Book 57, Page 103, Register's Office for said County, to which reference is hereby made for a more complete description.

For reference: Said Lot No. 610 fronts 50 feet on the southerly side of Nevada Avenue, formerly Third Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Christie B. Bradley and Nicholas R. Bradley, wife and husband, from Dorothy J. Warren, widowed, by Warranty Deed dated March 24, 2021, recorded March 26, 2021, in Instrument No. 20210326-0040211, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is **improved** property, known as 4709 Nevada Avenue, Nashville, TN 37209
(House Number) (Street) (City or Town) (State) (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 GRANTEE(S) 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 GRANTEE(S), 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 3rd day of March, 2022

Christine B. Bradley

Nicholas R. Bradley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of March, 2022, before me personally appeared Christine B. Bradley and Nicholas R. Bradley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 3rd day of March, 2022.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #:

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FILE #: 4-P-21-4709