(1)

When recorded, return to:
McCann and Hubbard
1804 Williamson Court Suite 201
Brentwood, TN 37027
File Number: 22-1360

Karen Johnson Davidson County
Batch# 841293 DEEDWARR
04/18/2022 12:58:03 PM 2 pgs
Fees: $13.00 Taxes: $1,757.50
20220418-0044294

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

This instrument prepared by:
Momentum Title, LLC
131 Saundersville Road, #130
Hendersonville, TN 37075
File Number: 6-16414-KS-s

STATE OF TENNESSEE
COUNTY OF Williamson

TAYLOR HUBBARD
TENNESSEE NOTARY PUBLIC
My Comm Exp. 10/26/25
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2022.

Taylor Hubbard
Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Sean Kovonda 716 Setliff Place Nashville TN 37206	new owner	072 10 0 124.00

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,

Bradford F. Bell, a married man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto

Sean Kovonda, an unmarried man, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in the 11th formerly 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the Westerly margin of Bronte Avenue, 297 feet Southerly from the South margin of Litton Avenue, the Southeast corner of the property conveyed to Floyd W. Primrose and wife by deed from A.F. Primrose of record in Book 967, Page 781, Register's Office for said County; thence Floyd W. Primrose's Southerly line, in a Westerly direction 115 feet, more or less, A.F. Primrose's original West boundary line; thence with said line Southerly 75 feet, more or less, to a point, thence Easterly 111 feet 6 inches, more or less, to the Westerly margin of Bronte Avenue, thence Northerly with the Westerly margin of said Avenue, 75 feet, more or less, to the point of beginning.

Being the same property conveyed to Bradford F. Bell, by Warranty Deed from Sharon

Martin, an unmarried woman and Calvin McGee, Jr., an unmarried man, of record in Instrument No. 20161116-0120938, in the Register's Office for Davidson County, Tennessee, dated November 11, 2016 and recorded on November 16, 2016.

This property is not a primary residence of the Grantors and as such is not subject to any homestead, dower or other marital interest.

This is improved property located at: **2833 Bronte Avenue, Nashville, TN 37216**

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 GRANTEE, their heirs and assigns forever; and we do covenant with the said GRANTEE 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, 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 8th day of April, 2022.

GRANTOR:
Bradford F. Bell
Bradford F. Bell

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Bradford F. Bell, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 8th day of April, 2022.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY