Karen Johnson Davidson County
Batch# 855580 DEEDWARR
05/13/2022 02:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,189.92
20220513-0055538

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $321,600.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF MAY, 2022.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

KRYSTN T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 5-15-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Fady Basos	US Bank	164-06-0B-17900CO
(NAME)	(NAME)	
779 Bradburn Village Way	4801 Frederica St	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Owensboro, KY 42301	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in **consideration** of the sum of Ten and **No/100 Dollars** ($10.00), cash in hand **paid** by the **hereinafter** named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Jaimee D. Holbrooks, a married woman, hereinafter called the Grantor,** have bargained and sold, and by these presents do transfer and convey unto **Fady Basos,** a Single man, hereinafter called the Grantee, his/her 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 Unit No. 179, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions, and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20190605-0053811, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Jaimee D Holbrooks, a married woman from Ole South Properties, Inc., a Tennessee Corporation by Warranty Deed dated January 22, 2020 and recorded on February 11, 2020 in Instrument No. 20200211-0015466, Register's Office for Davidson County, Tennessee.

The above described property is not and has never been the principal resident of the Grantor's spouse herein.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

This is improved property, known as 779 Bradburn Village Way, Antioch, TN 37013

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, his/her heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his/her 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 our hands this 4th day of May, 2022.

Jaimee Holbrooks

Jaimee D. Holbrooks

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Jaimee D. Holbrooks, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of May, 2022.

JOHN HINTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-08-2024

Notary Public

My Commission Expires:

(SEAL)

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 4, 2022.

J. Carlton Drumwright

May 4, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 4, 2022.

Notary

My Commission Expires: 12/18/22

