Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: T-VRES-22-923

PREPARED BY (~~AND RETURN TO~~):

*Ivey Title, LLC*

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

*Christy Wilkins Ivey* *Margaret H. Taylor*

Ivey Title, LLC Ref: (DM) Title No.: 62624
Dav. Co. File: Box 8

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| David M. Simon<br>Jennifer M. Tillotson<br>512 B Rosedale Avenue<br>Nashville, TN 37211 | new owners |

**TAX MAP PARCEL NUMBERS:** 118040P00200CO

Karen Johnson Davidson County
Batch# 861377 **DEEDWARR**
05/23/2022 03:35:45 PM 2 pgs
Fees: $13.00 Taxes: $2,756.50
20220523-0059841

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$745,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Case Roland Bradford and Katie Graham Bradford, husband and wife,** hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **David M. Simon, unmarried and Jennifer M. Tillotson, unmarried, as joint tenants with rights of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 512 B as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 512 Rosedale Avenue of record in Inst. No. 20180727-0073476, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to Case Roland Bradford and Katie Tyson Graham, husband and wife, by Warranty Deed from Nash Properties, LLC, a Tennessee limited liability company, dated February 15, 2019 and recorded on February 20, 2019, of record in Inst. No. 20190220-0015458, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated August 24, 2020, recorded September 10, 2020, of record in Inst. No. 20200910-0103444, said Register's Office, subject property was conveyed to Case Roland Bradford and Katie Graham Bradford, husband and wife.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2022, and subsequent years; The Plan, with Owner's Certificate, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions for 512 Rosedale Avenue of record in Inst. No. 20180727-0073476, Register's Office for Davidson County, Tennessee; The Declaration of Covenants, Conditions and Restrictions of record in Inst. No. 20180727-0073476, said Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars; Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4246, page 76, said Register's Office.

**This is improved property, known as 512 B Rosedale Avenue, Nashville, TN 37211**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 20th day of May, 2022.

**Case Roland Bradford**

**Katie Graham Bradford**

**State of Tennessee**

**County of Davidson**

On this 20th day of May, 2022, before me the undersigned authority, personally appeared Case Roland Bradford and Katie Graham Bradford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

Notary

My Commission Expires: _____

**State of Tennessee**

**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $745,000.00.

Affiant

Sworn and subscribed before me this 20th day of May, 2022.

Notary

My Commission Expires: _____

BRIAN D MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2023