Karen Johnson Davidson County
Batch# 878349 DEEDWARR
06/27/2022 10:42:30 AM 3 pgs
Fees: $18.00 Taxes: $1,242.28
20220627-0073166

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,750.00.

Affiant

21ST AP 80

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 2022.

Notary Public

MY COMMISSION EXPIRES: 11-3-

(AFFIX SEAL)

JACQUELINE G BROWN
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

LR-TAG-22-729

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Sandy Juste	**New Owner**	
(NAME)	(NAME)	
729 Bradburn Village Way	729 BRADBURN VILLAGE WAY	164-06-0B-155.00-CO
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	ANTIOCH, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **VICTORIA MARIE HAGGARTY, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SANDY THERESA JUSTE, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being all of Unit No. 155, on the plan of the Townhomes of Bradburn Village, Phase 2, Section 1, 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 20180924-0094137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Victoria Marie Haggarty, single woman by Warranty deed from ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190624-0060514 Register's Office for Davidson County, Tennessee, dated June 07, 2019 and recorded on June 24, 2019.

This conveyance is subject to:
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **729 Bradburn Village Way, Antioch, Tennessee 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(S), 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.

2/5T VMH PH

Witness my/our hand(s) this the ~~29th~~ DAY OF JUNE, 2022.

Victoria Marie Haggarty

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, VICTORIA MARIE HAGGARTY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

2/5T VMH PH

Witness my hand and official seal, this the ~~29~~th of June, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Cari Allen, 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 6-21-22.

Cari Allen
Affiant Signature

6-21-22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 21 day of June, 2022.

Jacqueline G Brown
Notary's Signature

(Notary Seal)

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/3/25