Karen Johnson Davidson County
Batch# 890918 DEEDWARR
07/19/2022 12:19:30 PM 3 pgs
Fees: $18.00 Taxes: $573.19
20220719-0082742

Warranty Deed

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $154,917.00. Affiant Subscribed and sworn to before me, this the 13th day of July, 2022. Notary Public My commission expires: 9-2-24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kudzu Real Estate, Inc.	New Owner(s)	052-05-0-011.00
203 Point East Drive		
Nashville, TN 37216		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), 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, **BIFFIE C. JONES, III, A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KUDZU REAL ESTATE, INC., A TENNESSEE CORPORATION**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR 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 Lot Nos. 13 and 14 of Block "E" on the Revised Plan of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said lot fronts 50 feet on the east side of Gallavista Avenue and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Esther Lee Bradley, a widow, by Warranty Deeds from Mary J. Colley, a widow, of record in Book 4751, page 945 and Book 4751, page 947, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Margie M. Hall, single, by Quitclaim Deed from Esther Lee Bradley, widow, of record in Book 6026, page 487, Register's Office for Davidson County, Tennessee

Being the same property conveyed to Ransom C. Bradley and Thomas William Bradley, a 1/3 undivided interest each, by Quitclaim Deed from Margie M. Hall Stone, of record in Book 7850, page 291, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Esther Lee Bradley by Quitclaim Deed from Grayson Smith Cannon as Trustee, of record in Book 8825, page 919, Register's Office for Davidson County, Tennessee.

Esther C. Bradley died April 11, 2009, leaving Ransom Bradley, Thomas Bradley and Margie Bradley Schultz as her only heirs per Affidavit of Heirship recorded in Instrument No. 20090522-0047171, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Biffie C. Jones, III, a single man by Warranty deed from Ransom Bradley, Thomas Bradley and Margie Bradley Schultz of record in Instrument No. 20091221-0115697 Register's Office for Davidson County, Tennessee, dated December 16, 2009 and recorded on December 21, 2009.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 857 Gallavista Avenue, Madison, TN 37115, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 13th day of July, 2022.

Biffie C. Jones, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Biffie C. Jones, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13th day of July, 2022.

Notary Public

My Commission Expires: 3.3.25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 07/19/2022 ____ (date of document).

Affiant Signature

07/19/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 19 day of July, 2022.

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025