Karen Johnson Davidson County
Batch# 895741 DEEDWARR
07/28/2022 03:17:30 PM 3 pgs
Fees: $18.00 Taxes: $1,010.10
20220728-0086302

WARRANTY DEED

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $273,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 25 DAY OF JULY, 2022.

Notary Public

MY COMMISSION EXPIRES: 11/08/2022
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Courtney Peebles	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS
(NAME) 1496 County Hospital Rd	(NAME) 1496 County Hospital Rd.	08008027300
(ADDRESS) Nashville, TN 37218	(ADDRESS) Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Kevin Lee Bridges, married man** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Courtney Peebles, a single woman** , HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 1 on the plan of Bordeaux Hills, Section IV, of record in Book 3600, Page 49, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

SAid Lot No. 1 fronts 61.95 feet on the southeasterly side of County Hospital Road and extends back 170 feet on the southwesterly line and 186.95 feet on the northeasterly line along the southwesterly margin of the Tennessee Central Railroad right-of-way to a dead line in the rear on which it measures 62.4 feet.

Being the same property conveyed to Kevin Lee Bridges, a married man, by virtue of that certain Warranty Deed dated December 29, 2006, and being of record at Instrument No. 20070108-0002738 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Register's Office for Davidson County, Tennessee, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1496 County Hospital Rd. Nashville, TN 37218
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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.

Witness my hand this 25th day of July, 2022.

Kevin Lee Bridges

Kevin Lee Bridges

Dorothy Bridges

Dorothy Bridges

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Kevin Lee Bridges and Dorothy Bridges** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of July, 2022.

Notary Public
My Commission Expires: 1-6-25



Certificate of Authenticity

I, Holly A. Mason, 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 July 25, 2022.

Affiant Signature

7/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25th day of July, 2022.

Notary's Signature



(Notary Seal)

My Commission Expires: 11/3/25