Name and Address of New Owner:
Ryan Taylor Helm and Sheyla Rosana Helm
5021 Bonnameade Drive
Nashville, TN 37076

Send Tax Bills To: **Guaranteed Rate**
3940 North Ravenswood Avenue
Chicago, IL 60613

This Instrument Prepared By:
Easy Close, LLC dba Scout Title
110 30th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 905026 DEEDWARR
08/18/2022 11:15:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20220818-0093665

Map & Parcel No: 080-07-0-099.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **James Bradford and Cathy A. Bradford, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Ryan Taylor Helm and Sheyla Rosana Helm, husband and wife,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 433 on the Plan of Bordeaux Hills, Section Nine, of record in Plat Book 4175, Page 116, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to James T. Bradford, unmarried by Warranty Deed from Olive T. Cohen and husband, Lawrence Cohen, Jr. of record in Instrument No. 20020319-0034291 Register's Office for Davidson County, Tennessee, dated March 14, 2002 and recorded on March 19, 2002.

Being the same property conveyed to James Bradford and Cathy A. Bradford, husband and wife, by Quitclaim Deed from James T. Bradford, A/K/A James Bradford, a married man, of record in Instrument No. 20170803-0079477 Register's Office for Davidson County, Tennessee, dated July 13, 2017 and recorded on August 03, 2017.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 9th day of August, 2022.

James T. Bradford (SEAL)
James Bradford

Cathy A Bradford (SEAL)
Cathy A. Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Steven P. Disser the undersigned, a Notary Public in and for the County and State, the within named James Bradford and Cathy A. Bradford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9th day of August, 2022.

STEVEN P DISSER NOTARY PUBLIC TENNESSEE STATE OF DAVIDSON COUNTY

Notary Public
My commission expires: 3/3/25

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $300,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joni Belyeu
(Affiant)

Sworn to and subscribed before me this 17th day of August, 2022.

SARAH LILE NOTARY PUBLIC TENNESSEE STATE OF DAVIDSON COUNTY

Notary Public
My commission expires: 12-5-2025

File No. ST-22-517

Tennessee Certification of Electronic Document

I, Sarah Lile, do hereby make oath that I am a licensed attorney and/or the custodian of the 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 8-9-2022.

Affiant Signature

8-9-2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 9th day of August, 2022.

Notary Signature

My Commission Expires: 11/8/22

