WARRANTY DEED

Karen Johnson Davidson County
Batch# 919530 **DEEDWARR**
09/21/2022 09:58:34 AM 2 pgs
Fees: $13.00 Taxes: $74.00

20220921-0104878

G-MB-22-1706

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $20,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF SEPTEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 06/11/2023 CHEATHAM COUNTY

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)
Michael Scott Bradford and Tonya Brown Bradford	new owner	
1706 (NAME) **Hudson Road**	(NAME)	**PART OF 063-00-0-048.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS)	
(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, **ELIZABETH ANN KUROWSKI, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MICHAEL SCOTT BRADFORD AND TONYA BROWN BRADFORD, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of John Thomas Subdivision of record in Plat Book 6200, Page 267, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
INCLUDED but EXCLUDED is that portion of Lot 2 described as follows:
Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat Resubdivision of Lot 2 and Lot 3, John Thomas Subdivision of record in Instrument No. 20220907-0100357, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.
The above described property now being part of Lot 3 in the Resubdivision Plat of Lot 2 and Lot 3, John Thomas Subdivision of record in Instrument No. 20220907-0100357, said Register's Office.

Being a portion of the same property conveyed to Elizabeth Ann Kurowski, an unmarried woman by Warranty Deed from Joel L. Sims a/k/a Joel L. Sims, Sr. and wife, Karen A. Sims of record in Instrument No. 20061101-0135830, Register's Office for Davidson County, Tennessee, dated October 30, 2006 and recorded on November 01, 2006 and re-recorded on January 11, 2007 in Instrument No. 20070111-0004481, said Register's Office.

This conveyance is subject to:
- Taxes for the year 2022 and all subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6200, Page 267 and Instrument No. 20220907-0100357, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **Hudson Road, Madison, Tennessee 37115**.

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.

Witness my/our hand(s) this the 16th DAY OF SEPTEMBER, 2022.

Elizabeth Ann Kurowski
by Logan Bell, Attorney in Fact

Elizabeth Ann Kurowski By Logan Bell,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Logan Bell, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of ELIZABETH ANN KUROWSKI, and who acknowledged he/she/they executed the same as the free act and deed of the said ELIZABETH ANN KUROWSKI.

Witness my hand and official seal, this the 16th of September, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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