36397-8

Box 14

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ____ DAY OF November, 2022.

Notary Public

MY COMMISSION EXPIRES: 10/23/2023

(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 947213 DEEDWARR
12/05/2022 09:20:42 AM 2 pgs
Fees: $13.00 Taxes: $1,757.50

20221205-0126525

JENNIFER WEST SUMNER COUNTY NOTARY PUBLIC STATE OF TENNESSEE

File #22-PA-0883-V

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Manuel R Medina and Marines Medina	**New Owner**	
(NAME)	(NAME)	**102 14 0 092.00**
883 Belton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(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, **BARRY BRADLEY, A MARRIED PERSON, AND JANIS BAILEY, A MARRIED PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MANUEL R MEDINA, AND MARINES MEDINA** 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 the 8th Civil District of Davidson County, Tennessee, being Lot No. 135 on the Plan of Crest Meade, Section A, of record in Book 2330, Page 154, Register's Office for said County.

Said Lot no. 135 fronts 80 feet on the South side of Belton Drive and runs back 280.4 feet on the West line and 311.8 feet on the East line, which is a broken line, to a dead line in the rear on which it measures 25 feet.

Being all of the same property conveyed to Harold D. Houx and wife, Beverly W. Houx by Deed dated March 12, 1959, from J. M. Medlin Company, a Tennessee corporation, of record in Book 2880 Page 553, and further conveyed to Harold and Beverly Houx Living Trust, and any amendments thereto, by Quitclaim Deed dated November 18, 2019, from Harold D. Houx and wife, Beverly W. Houx of record in Instrument No. 20191121-0120401 and Affidavit of record in Instrument No. 20221205-0126524, Register's Office for Davidson County, Tennessee. The said Beverly W. Houx (also known as Beverly A. Houx) having since died testate on November 20, 2019, and her Last Will and Testament of record in Case No. 20P272 in the Seventh Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20200813-0090473, Register's Office for Davidson County, Tennessee. The said Harold D. Houx having since died testate on December 31, 2020, and his Last Will and Testament of record in Case No. 21P140 in the Seventh Circuit Court for Davidson County, Tennessee and of record in Instrument No. 20210428-0056539, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Barry Bradley and Janis Bailey, as tenants in common, with Lisa Houx retaining a Life Estate by Quitclaim Deed dated September 17, 2021, of record in Instrument No.20211001-0132430 and Memorandum of Corrected Notary Acknowledgment of record in Instrument No. 20221205-0126522, Register's Office for Davidson County, Tennessee. The said Lisa Houx (also known as Lisa D. Houx) having since died on September 13, 2022. The Memorandum Of The Trust Protector For The Harold And Beverly Houx Living Trust dated November 28, 2022, of record in Instrument No. 20221205-0126520, and the Certification Of Trust dated November 28, 2022, of record in Instrument No. 20221205-0126521, Register's Office for Davidson County, Tennessee. The said property was further conveyed to Barry Bradley and Janis Bailey by Quitclaim Deed dated November 28, 2022, from Barbara J. Moss,

as Successor Trustee of The Harold and Beverly Houx Living Trust of record in Instrument No. 20221205-0126524, Register's Office for Davidson County, Tennessee.

Conveyance of the above described property is subject to the following: 1) The Plan of record in Plat Book 2330, Page 154, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4786, Page 487, Register's Office for Davidson County, Tennessee. 3) Taxes for the current year prorated and paid by the Grantor.

This is ____ **unimproved** __X___ **improved** property known as: **883 Belton Drive, Nashville, TN 37205**.

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 30th day of November, 2022.

Barry Bradley
Barry Bradley

Janis Bailey By Barry Bradley ATTORNEY IN FACT
Janis Bailey by Barry Bradley, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of November, 2022, before me personally appeared Barry Bradley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of November, 2022.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Barry Bradley, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executed the foregoing instrument on behalf of Janis Bailey and acknowledged that he executed the same as the free act and deed of the said Janis Bailey.

Witness my hand, at office, this 30th day of November, 2022.

C. Loy Carney
Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204