Karen Johnson Davidson County
Batch# 948764 DEEDWARR
12/07/2022 10:59:30 AM 3 pgs
Fees: $18.00 Taxes: $3,552.00
20221207-0127565

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $960,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of December, 2022.

LILLIAN TURMAN
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
10/2/2023
COUNTY OF DAVIDSON

Notary Public
MY COMMISSION EXPIRES: 10/2/2023
File No. G22-17580

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Ryan C. Arzamarski and Amelie Pham (NAME)	United Wholesale Mortgage, LLC (NAME)	103-01-0G-002.00-CO
6126 Hill Circle Drive (STREET ADDRESS)	P.O. Box 11733 (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Newark, New Jersey 07101 (CITY) (STATE) (ZIP)	

FOR AND IN 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 HEREBYACKNOWLEDGED, WE, **Brett T. Bradford and Kayla S. Bradford, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Ryan C. Arzamarski and Amelie Pham, husband and wife, As Joint Tenants**, HEREINAFTER CALLED THE GRANTEES, 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 Unit B as shown on Exhibit "B" of the Supplement to the Declaration of Covenants and Conditions for Homes on the Hill Phase III, a Horizontal Property Regime with Private Elements of record in Instrument No. 20161003-0104087 (which submits Phase III to the Declaration of Covenants, Conditions, Restrictions and By-Laws of Homes on the Hill, Phase I of record in Instrument No. 20150420-0035069), Register's Office for Davidson County, to which reference is made for a more complete and accurate legal description.

Being the same property conveyed to Brett T. Bradford and wife, Kayla S. Bradford by Deed dated January 30, 2017, recorded January 31, 2017, in Instrument Number 20170131-0010377, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.

The 2022 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.

The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 6126 Hill Circle Drive, Nashville, TN 37209.

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. Whenever 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 1st day of December, 2022.

X _____
Brett T. Bradford

X _____
Kayla S. Bradford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1st day of December, 2022, before me personally appeared Brett T. Bradford and Kayla S. Bradford, 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 1st day of December, 2022.

_____
Notary Signature
My commission expires: 1/28/2026

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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 12/1/2022.

D. Shayne Adair

12/5/2022
Date

STATE OF TENNESSEE
STATE OF DAVIDSON

Sworn to and subscribed before me this 5 day of December 2022.

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

April D. Wideman
Notary Public
My Commission Expires: 03/07/2026