Karen Johnson Davidson County
Batch# 954337 DEEDWARR
12/22/2022 08:35:30 AM 3 pgs
Fees: $18.00 Taxes: $2,830.50
20221222-0131951

# WARRANTY DEED

JENNIFER A HOFFMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-19-2023

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $765,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of December, 2022

Jennifer A Hoffman
Notary Public

MY COMMISSION EXPIRES: 6/19/23

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Kevin C. Bradley<br>Jennifer M. Bradley | New Owner | 072-02-0 024.00 |
| (NAME) | (NAME) | |
| 1021 Iverson Avenue | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37216 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Leverick Homes, LLC,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kevin C. Bradley and Jennifer M. Bradley, husband and wife,** 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 Lot No. 90 on the Plan of Maynor Place, of record in Plat Book 843, Page 24, Register's Office for said County, to which reference is made for a more complete description.**

**Said Lot No. 90 fronts 60 feet on the northerly margin of Iverson Avenue and extends bank 157.8 feet on the easterly line and 164.2 feet on the westerly line to a dead line in the rear, measuring 60 1/4 feet thereon.**

Being the same property conveyed to Leverick Homes, LLC by deed of record in Instrument No. 20220329-0036421, Register's Office for Davidson County, Tennessee.

This conveyance is subject to restrictions, conditions, easements, reservations and other matters of record.

unimproved ☐

This is improved ☑ property, known as 1021 Iverson Avenue, Nashville, TN 37216
(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/our hands this 21st day of December, 2022.

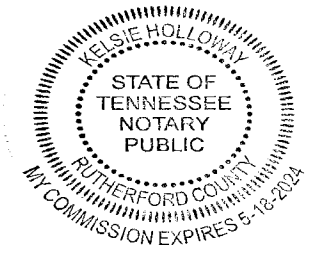
Leverick Homes, LLC
By: Lori Holloway, Authorized Agent

State of Tennessee
County of Rutherford

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Lori Holloway, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Authorized Agent of Leverick Homes, LLC, and that she as such Authorized Agent executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 21st day of December, 2022.

Notary Public Kelsie Holloway
My Commission Expires: 5/18/2024




File No.: 22724

## CERTIFICATE OF AUTHENTICITY

I, Jennifer A. Hoffman do hereby make oath that I am a licensed attorney and/or 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 12/21/2022.

Jennifer A Hoffman
Affiant
Date: 12/21/2022

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 21st day of December, 2022

Brenda Shelby
Notary Public

My Commission Expires: _____

BRENDA SHELBY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 08-21-2023