Karen Johnson Davidson County
Batch# 964024 DEEDWARR
01/24/2023 12:24:30 PM 3 pgs
Fees: $18.00 Taxes: $1,017.50
20230124-0005447

This Instrument Prepared By:
Lee & Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, TN 37087

L&L#10233-122

ADDRESS NEW OWNER:
William V Shutes III
538 Bradburn Village Circle
Antioch, TN 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
United Wholesale Mortgage
P. O. Box 202028
Florence, SC 29502-2028

Parcel ID:
164-06-0B-079-00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ana S. Taylor, an unmarried woman,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **William V Shutes, III, a single man**, hereinafter called the GRANTEE, his heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit No. 122 on the plan attached as Exhibit A-1 to the Declaration of Covenants, Conditions, and Restrictions for the TOWNHOMES OF BRADBURN VILLAGE, as shown of record in Instrument No. 20060816-0101099, amended in Instrument No. 20070717-0084884, and as amended and restated in Instrument No. 20070817-0098536, amended in Instrument no. 20180713-0068064, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Ana S. Taylor, an unmarried woman by Deed dated June 30, 2021 from Tiffany Dione Smith, an unmarried woman, of record in Instrument Number 20210909-0120742, Register's Office for Davidson County, Tennessee.

This is improved property known as 538 Bradburn Village Circle, Antioch, TN 37013. Possession is to be given on January 23, 2023.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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, his heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and does warrant that the same is unencumbered unless otherwise herein set out; and,

GRANTOR does further covenant and bind herself, her heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 23rd day of January, 2023.

Ana S. Taylor

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Ana S. Taylor, an unmarried woman,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and, who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 23rd day of January, 2023.

NOTARY PUBLIC

J. DAVID LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My Commission Expires: 3/2/25

* * * * * *

STATE OF TENNESSEE
COUNTY OF WILSON

The actual value or consideration, whichever is greater, for this transfer is **$275,000.00**.

AFFIANT

Subscribed and sworn to before me on this 23rd day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 4/26/24

ED TIGNOR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tennessee Certification of Electronic Document

I, Ed Tignor, 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 1/23/23 (date of document).

Affiant Signature

1/23/23

Date

State of TN

County of Wilson

Sworn to and subscribed before me on 1/23/23

Notary's Signature

MY COMMISSION EXPIRES: 7/6/2026

NOTARY'S SEAL

