Karen Johnson Davidson County
Batch# 971822 DEEDWARR
02/17/2023 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $932.40
20230217-0011601

Prepared By & Return To:
City Title, LLC
301 Plus Park Boulevard
Ste. 502
Nashville, TN 37217
CT-22-5652

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00

Jennifer Russell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS ~~24th~~ 16th day of ~~January~~ February, 2023

Notary Public

Commission Expires: 10/21/2024

Address of New Owner	Send Tax Bills To:	Map & Parcel
Nathan D. Daniels 553 Bradburn Village Circle Antioch, TN 37013	New Owner	164 06 0B 027.00

WARRANTY DEED

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 HEREBY ACKNOWLEDGED, I/WE,

Christopher D. George and Diane George, husband and wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Nathan D. Daniels, an unmarried man

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 No. 27 on the plan of the Townhomes of Bradburn Village, as shown on Exhibit "A-1" of the amended and restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20070817-0098536, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed by Warranty Deed from Shannon Tice, an unmarried woman to Christopher D. George and Diane George, husband and wife, recorded March 6, 2019, as Instrument No. 20190306-0020214 in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 553 Bradburn Village Circle, Antioch, TN 37013

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 so 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.

Dated this the 24th day of January, 2023.

Christopher D. George

Diane George

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of January, 2023, before me personally appeared Christopher D. George and Diane George, 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 24th day of January, 2023.

Notary Signature
My commission expires: 2-22-2026

CORY ANN SCHUYLER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 02-22-2026
WILLIAMSON COUNTY

WARRANTY DEED

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 1/24/2023 (date of document).

Jennifer Russell
Affiant Signature

2/16/2023
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 16 day of February, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

