Karen Johnson Davidson County
Batch# 981672 DEEDWARR
03/16/2023 03:06:30 PM 3 pgs
Fees: $18.00 Taxes: $1,231.73
20230316-0019223

WARRANTY DEED

LAURA DESMOND
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 5/20/2025

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $332,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF MARCH, 2023.

Notary Public

MY COMMISSION EXPIRES: 5/20/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 4275 Central Pike, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Brady Edwin Wilson and Christina Lynn Wilson	Same as New Owner	Parcel ID: 063-02-0-164.00
(NAME)	(NAME)	
1448 Ocoee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 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, I/WE, **Kimberly A. Bryant, f/k/a Kimberly A. Roundtree, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Brady Edwin Wilson and Christina Lynn Wilson, 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. 72 on the map of Nawakwa Hills Powwow Addition, Section 2, as of record in Book 974, Page 10, in the Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Kimberly A. Roundtree, an unmarried woman, by Warranty Deed from James Luck and April E. Luck, husband and wife, dated July 7, 2006 and recorded August 8, 2006 in Instrument No. 20060808-009708, in the Register's Office for Davidson County, Tennessee.

* Kimberly A. Roundtree purchased this property as an unmarried woman. Kimberly A. Roundtree then married Robert Lee Bryant, Jr. Kimberly A. Bryant f/k/a Kimberly A. Roundtree and Robert Lee Bryant, Jr. having since been divorced on July 13, 2010 in the Fourth Circuit Court for Davidson County, Tennessee No. 09D 848.

*The subject property was never used as the principal residence of Robert Lee Bryant, Jr., former spouse of Kimberly A Bryant.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements: (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1448 Ocoee Trail, Madison, TN 37115

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 our hands this 13 day of March, 2023

Kimberly Bryant
Kimberly Bryant

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Kimberly Bryant, a single woman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2023.

Notary Public

My Commission Expires: My Commission Expires March 3, 2025

(SEAL)

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Jessica Gebhart, 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 3/13/23 (date of document).

Jessica Gebhart
Affiant Signature

3/13/23
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 13th day of March, 2023.

Laura Desmond
Notary's Signature

MY COMMISSION EXPIRES: 5/20/2025

NOTARY'S SEAL

