Karen Johnson Davidson County
Batch# 993385 DEEDWARR
04/19/2023 10:39:30 AM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20230419-0028749

This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-1089-LV

STATE OF TENNESSEE
COUNTY OF Wilson

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

CHARLES D LIGHTSEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Subscribed and sworn to before me, this the 18th day of April, 2023.

Notary Public
My Commission Expires: 3/3/26

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Taylor Franklin 1057 Bradburn Village Drive Antioch, TN 37013	United Wholesale Mortgage, LLC 425 Phillips Boulevard Ewing Township, NJ 08618	164 06 0D 268.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Toni C. Johnson, a married woman**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Taylor Franklin, a single woman**, hereinafter called the Grantee(s), her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being all of Unit No. 268, on the plan of The Townhomes of Bradburn Village, Phase 4, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for The Townhomes of Bradburn Village, of record in Instrument Number 20070817-0098536, and further supplemented in Instrument Number 20121109-0103798 and Instrument Number 20210329-0041050, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Toni C. Johnson, a Married Woman, by Warranty Deed from OLE South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20211124-0156480, in the Register's Office of Davidson County, Tennessee, dated November 17, 2021 and recorded on November 24, 2021.

Being a portion of the same property conveyed to OLE South Properties, Inc., a Tennessee Corporation, by Quit Claim Deed from Bradburn Village Phase 4 Partnership, a Tennessee General Partnership, of record in Instrument No. 20210430-0058037, in the Register's Office of Davidson County, Tennessee, dated April 01, 2021 and recorded on April 30, 2021.

Being a portion of the same property conveyed to Bradburn Village Phase 4 Partnership, a Tennessee general partnership, by Warranty Deed from Stephen J. Kozy, of record in Instrument No. 20171229-0132504, in the Register's Office of Davidson County, Tennessee, dated December 27, 2017 and recorded on December 29, 2017.

Anthony M. Johnson joins this conveyance for the express purpose of relinquishing all his right, title and interest to said property, marital or otherwise.

This is improved property located at: **1057 Bradburn Village Drive, Antioch, TN 37013.**

This conveyance is made subject to 1) Property taxes for the year 2023 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 18th day of April, 2023.

GRANTOR:

Toni C. Johnson

Toni C. Johnson

Anthony M Johnson

Anthony M. Johnson

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Toni C. Johnson and Anthony M. Johnson, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 18th day of April, 2023.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: 11-6-2024

202304190028749

- The text of a certification of an electronic document must be in the following form.

I, Emma Howard, 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 electric document is a true and exact copy of the original document executed and authenticated according to law on 04/18/2023 (date of document).

Emma Howard

Affiant Signature

Date: 04/18/2023

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 18 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

