Karen Johnson Davidson County
Batch# 995884 DEEDWARR
04/25/2023 11:29:30 AM 3 pgs
Fees: $18.00 Taxes: $925.00
20230425-0030332

Prepared By & Return To:
Tennessee Title Services LLC-Brentwc
7000 Executive Center Dr
290
Brentwood, TN 37027
B-23-1099

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

STEPHANIE LUNA
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY
MY COMMISSION EXPIRES 6-25-2025

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 20th day of April, 2023

Notary Public

Commission Expires: 6/25/25

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin Lamont Whitmire, II and Jasmine Monet Whitmire 719 Bradburn Village Way Antioch, TN 37013	CMG mtg 320 Seven Springs Way Ste. 120 Brentwood TN 37027	164-06-0B-150.00-CO

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,

Wendell Kelly Johnson, Jr, a single man

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

Kevin Lamont Whitmire, II and Jasmine Monet Whitmire, 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:

Being a certain parcel of real estate located in Davidson County, State of Tennessee, and being described as follows, to-wit:

Being all of Unit No. 150, on the plan of the Townhomes of Bradburn Village, Phase 2, Section I, 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 No. 20180924-0094137, of the Register's Office of Rutherford 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 Wendell Kelly Johnson Jr, a single man by Warranty deed from Ole South Properties, Inc., a Tennessee Corporation of record in Instrument No. 20190716-0069361 Register's Office for Davidson County, Tennessee, dated June 18, 2019 and recorded on July 16, 2019.

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: 719 Bradburn Village Way, 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 20th day of April, 2023.

Wendell Kelly Johnson, Jr

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20th day of April, 2023, before me personally appeared Wendell Kelly Johnson, Jr, 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 20th day of April, 2023.

Notary Signature
My commission expires: October 25, 2026

MARISA BERGERON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

- 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 04/20/23 (date of document).

Emma Howard

Affiant Signature

Date: 04/20/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 20 day of April, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.6.2024

Notary's Seal (if on paper)

