Warranty Deed

Karen Johnson Davidson County Batch# 997283 DEEDWARR 04/28/2023 08:27:30 AM 3 pgs Fees: $18.00 Taxes: $1,494.80 20230428-0031271	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $404,000.00 Affiant Subscribed and sworn to before me, this the 27th day of April, 2023. Notary Public My commission expires: 8-20-2023

JOHN W. BISHOP STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Ricky Dale Braddy, Jr.	Legacy Home Loans	018-08-0-040.00
211 Swift Dr.	1036 Stearman Dr #6	
Goodlettsville, TN 37072	White House, TN 37188	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOEL R. CHRISTOPHER AND AUDREY L. CHRISTOPHER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **RICKY BRADDY, JR., AN UNAMRRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 6 on the Plan of Mansker Heights of record in Plat Book 2900, Page 10, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marion Ray Hitt and wife, Eleanor Rosson Hitt by Warranty deed from Swift Garrison Dorris Developers Incorporated, a Tennessee Corporation of record in Book 2964, page 613, Register's Office for Davidson County, Tennessee, dated October 03, 1959.

Marion Ray Hitt became deceased on March 16, 2002, leaving Eleanor Rosson Hitt surviving sole Owner.

Affidavit of Heirship in Instrument Nos. 20050721-0084803, Instrument No. 20050721-0084806, Instrument No. 20050721-0084807, and Instrument No. 20050721-0084808, 20050721-0084809, 20057021-0084810, Instrument No. 20050721-0084815, Instrument No. 20050721-0084816, and Instrument No. 20050721-0084832 and 20050721-0084835, Register's Office of Davidson County, Tennessee.

Eleanor Hitt became deceased on or about February 11, 2022; Affidavit of Heirship in Instrument No. 2022103-0118609, Instrument No. 20221103-0118608, and Instrument No. 20221103-0118607, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Joel R. Christopher and Audrey L. Christopher, husband and wife, by Warranty Deed from Marvin Hitt, heir at law to the Estate of Eleanor Rosson Hitt, as of record as Instrument Number 20220405-0039004, Register's Office for Davidson County, Tennessee, dated March 28, 2022 and recorded on April 5, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 211 Swift Drive, Goodlettsville, TN 37072, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~27th~~ 26th day of April, 2023.

Joel R. Christopher

Audrey L. Christopher

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Joel R. Christopher and Audrey L. Christopher, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of April, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

True Copy Certification

I, **Pam Autry,** 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 this the ~~27th~~ 26th day of April, 2023.

Affiant Signature
Date 04/27/2023

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 27th day of April, 2023.

Notary's Signature
MY COMMISSION EXPIRES: 8-20-2027

JOHN W. BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON