Name and Address of New Owner:
Braden Development
PO BOX 918
Goodlettsville, TN 37070

Send Tax Bills To:
Braden Development
PO BOX 918
Goodlettsville, TN 37070

Karen Johnson Davidson County
Batch# 999346 DEEDWARR
05/03/2023 02 00 17 PM 2 pgs
Fees $13 00 Taxes $925 00
20230503-0032910

This Instrument Prepared By·
Nikki Cunningham
Ready Now Title Services, LLC
131 Indian Lake Boulevard
Suite 100-B
Hendersonville, TN 37075

Map & Parcel No: 082-13-0-05200

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Barbara Robinson**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Braden Development LLC, a Limited Liability Company,** "the Grantee," the following described real estate in Davidson County, Tennessee:

BEING the westerly thirty-two feet of Lot No. 16 in Block "A" of the Bransford Realty Company's North Hill addition, the plan of which is of record in Book 332, Page 23 of the Register's Office for Davidson County, Tennessee.

SAID part of said Lot No. 16 (erroneously referred to as 15 in prior deed of record) fronts thirty-two feet on the south side of Jackson Street and extends back southerly between parallel lines 100 feet more or less to an alley.

Being the same property conveyed to Barbara Robinson by Deed dated March 7, 2006, from Annie P. Robinson and Ernestine Robinson Bowles, recorded March 7, 2006, in Instrument Number 20060307-0026448, in the Official Records of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located in the Register's Office for Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free, and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 2nd day of May, 2023.

Barbara Robinson (SEAL)
Barbara Robinson

STATE OF TENNESSEE
COUNTY OF SUMNER

On this 2nd day of May, 2023, before me personally appeared Barbara Robinson, 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 2nd day of May, 2023

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn Code Ann Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $250,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

Barbara Robinson
Barbara Robinson

STATE OF TENNESSEE
COUNTY OF SUMNER

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary Signature
My commission expires:

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires 9/27/2026