Prepared by:

5 Star Title of Tennessee, LLC
1616 Westgate Circle, Ste 227
Brentwood, Tennessee 37027

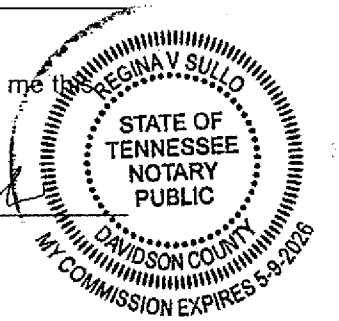
STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transfer is $290,000.00.

Affiant

Subscribed and sworn to before me this 10th day of May, 2023.

Notary Public
My Commission Expires:



Karen Johnson Davidson County
Batch# 1001976 DEEDWARR
05/11/2023 08:45:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20230511-0035069

File No.: 2023-675

Address of New Owner:	Send Tax Bills to:	Tax Information:
Daniel John Christmas and Connie Porter Christmas	New Owner	
778 Bradburn Village Way Antioch, TN 37013		164-06-0B-210.00-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, we

Lydia Marie Bethea, a single woman

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Daniel John Christmas, a single man and Connie Porter Christmas, a single woman

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land located in Davidson County, Tennessee, being all of Unit No. 210, on the plan of The Townhomes of Bradburn Village, Phase 2, Section 2, 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 20190605-0053811, 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 Lydia Marie Bethea, Single Woman by Warranty deed from Ole

South Properties, A Tennessee Corporation of record in Instrument No. 20200211-0015420 Register's Office for Davidson County, Tennessee, dated January 29, 2020 and recorded on February 11, 2020.

This conveyance is subject to any and all restrictions and easements of record.

This is _X_ improved _____unimproved property and the address of the herein described property is believed to be 778 Bradburn Village Way, Antioch, TN 37013, 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 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 my/our hands this 10th day of May, 2023.

Lydia Marie Bethea

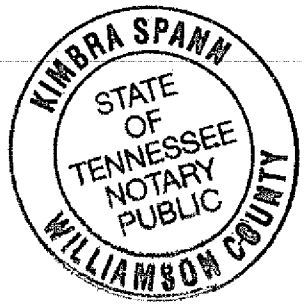
Lydia Marie Bethea

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 10th day of May, 2023, before me personally appeared Lydia Marie Bethea, 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 10th day of May, 2023.

Notary Signature
My commission expires: 1/17/2027



Tennessee Certification of Electronic Document

I, Regina Sullo, 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 5/10/23 (date of document).

Regina Sullo
Affiant Signature

5/10/23
Date

State of TN
County of DAVIDSON

Sworn to and subscribed before me this 10th day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 3/3/26

NOTARY'S SEAL

