This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-21070-AP

Karen Johnson Davidson County
Batch# 1016673 DEEDWARR
06/20/2023 11:22:30 AM 3 pgs
Fees: $18.00 Taxes: $1,572.50
20230620-0046664

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $425,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of June, 2023.

Notary Public
My Commission Expires: 3/6/2024

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Jonathan Gilbert<br>James Gilbert<br>Violet Gilbert<br>2415 Woodhurst Drive<br>Huntsville, AL 35803 | New Owner | 86-3-44.00 |

## 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/we, **James C. Bragan Jr. and Melatine Bragan, husband and wife,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Jonathan Gilbert, an unmaried man, and James Gilbert and Violet Gilbert, husband and wife,** 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 all of Lot No. 40, Ridgemere, according to survey and plat of same appearing of record in Book 6250, pages 937, 938, and 939, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James C. Bragan, Jr. and wife, Melatine Bragan by Warranty Deed from Randolph Moore, Jr. and wife, Nina B. McClain-Moore, dated March 31, 2004, recorded April 16, 2004, of record in Instrument No. 20040416-0043194, Register's Office for Davidson County, Tennessee.

This is improved property located at: **1701 Ridgemere Court, Nashville, TN 37076**

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 16th day of June, 2023.

GRANTOR:

James C. Bragan, Jr.

Melatine Bragan

STATE OF FLORIDA
COUNTY OF Escambia

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared James C. Bragan, Jr. and Melatine Bragan, 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 16th day of June, 2023.

JESSICA ANN ZINK
MY COMMISSION # HH 039523
EXPIRES: September 3, 2024
Bonded Thru Notary Public Underwriters

Notary Public
My Commission expires: 09/3/2024



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

**I,** Kirsten Virden **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** 6-16-2023 **(date of document).**

Kirsten Virden

**Affiant Signature**

**Date:** 6-16-2023

**State of** Tennessee

**County of** Davidson

**Sworn to and subscribed before me this** 19th **day of** June **,** 2023 **.**

Rachel Marie Collins

**Notary Signature**

**MY COMMISSION EXPIRES:** 3.10.2024

**Notary's Seal (if on paper)**

