Karen Johnson Davidson County
Batch# 1021383 DEEDWARR
06/30/2023 02:12:30 PM 2 pgs
Fees: $13.00 Taxes: $2,060.90
20230630-0050268

6660

WARRANTY DEED

SHANNON PHILBECK NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027

B-KW-23-3005

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $557,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephen Straka	Mortgage Investors Group	
(NAME)	(NAME)	
3005 Cody Hill Road	8320 East Walker Springs LN Ste 208	**172-12-0B-351.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Knoxville, TN 37211-7903	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **BRIAN GLEASON AND WIFE, JODIE M. GLEASON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN STRAKA, AN UNMARRIED PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 212 on the Plan of Bradford Hills, Section Fourteen of record in Plat Book 7900, Page 6 and amended in Book 7900, Page 739, 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 Brian Gleason and wife, Jodie M. Gleason by Warranty deed from Claridge Builders, Inc. of record in Book 9646, page 923, Register's Office for Davidson County, Tennessee, dated April 05, 1995 and recorded on April 17, 1995.

This conveyance is subject to:
- Taxes for the year 2023, a lien not yet due and payable.
- Subject to all matters shown on the Plan of Bradford Hills, Section Fourteen of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, page 739, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions of Bradford Hills of record in Book 8069, Page 170, and Book 9384, page 290 Register's Office for Davidson County, Tennessee.
- By-Laws of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 531, said Register's Office.
- Charter of Bradford Hills Homeowners Association, Inc., of record in Book 8071, page 520, Register's Office for Davidson County, Tennessee.
- Easement(s) to Southern Bell Telephone and Telegraph Company of record in Book 1113, page 606 and Book 1318, page 441, in the Register's Office for Davidson County, Tennessee.
- Deeds of Conveyance for water mains of record in Book 8377, page 769 and Book 9988, page 932, said Register's Office.
- Deeds of Conveyance for sewer mains of record in Book 8377, page 808, and Book 9988, page 928, said Register's Office.
- Conveyance of open space to Bradford Hills Homeowners Association, Inc., of record in Book 8154, page 304, said Register's Office.
- Conveyance of common areas to Bradford Hills Homeowners Association, Inc., of record in Book 9779, page 672, said Register's Office.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **3005 Cody Hill Road, Nashville, Tennessee 37211**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand(s) this the 30th DAY OF JUNE, 2023.

Brian Gleason

Jodie M. Gleason

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRIAN GLEASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2023.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JODIE M. GLEASON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30th of June, 2023.

Notary Public
My Commission Expires: 03/09/2027
(SEAL)

BRIAN D. MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-09-2027

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Certificate of Authenticity

I, Ernest D. Bennett, III, 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 the 30th day of June, 2023.

Ernest D. Bennett, III, Affiant — 6/30/2023 Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 30th day of June, 2023.

Commission Expires: Sept. 2, 2024

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024