WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $445,000 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2023

Notary Public

MY COMMISSION EXPIRES 03/09/2027
(AFFIX SEAL)

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

G-P-23-621

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1032166 **DEEDWARR**
07/28/2023 01 50 11 PM 2 pgs
Fees $13 00 Taxes $1,646.50

20230728-0058407

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	
Scott D. Cerny and Lauren A Cerny	**Compass Mortgage Inc**	
(NAME)	(NAME)	**042-13-0-018 00**
621 Vanoke Dr	**27755 Diehl Road, # 100**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	**Warrenville, IL 60555**	
(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, **BRADFORD A. FOTTRELL, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SCOTT D CERNY AND LAUREN A CERNY, HUSBAND AND WIFE,** 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 18 on the Plan of Section One Hedgewood Hills of record in Plat Book 2900, Page 135, 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 Bradford A Fottrell, an unmarried man by Warranty deed from Sophrona M Bilbrey, unmarried of record in Instrument No 20160921-0099732 Register's Office for Davidson County, Tennessee, dated September 20, 2016 and recorded on September 21, 2016

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 record in Plat Book 2900, Page 135, Register's Office for Davidson County, Tennessee
- Restrictions of record in Book 3180, Page 51, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as **621 Vanoke Dr, Madison, Tennessee 37115**

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 24th DAY OF JULY, 2023

Bradford A Fottrell

STATE OF ~~TENNESSEE~~ Massachusetts @
COUNTY OF ~~DAVIDSON~~ Suffolk @

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRADFORD A FOTTRELL, 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 24th of July, 2023

Notary Public
My Commission Expires 12-16-2027
(SEAL)

CHRISTINE A BEAUDIN
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
December 16, 2027

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