Karen Johnson Davidson County
Batch# 1042145 DEEDWARR
08/24/2023 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $851.00
20230824-0066290

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 22 DAY OF AUGUST, 2023.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 9/7/2026

ASHLEE D. PAGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clare Brown	NEW OWNER	
(NAME)	(NAME)	
149 FIVE OAKS DRIVE	149 FIVE OAKS DRIVE	107050A14900CO
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37217	NASHVILLE, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Derrick Lamar Radney, married** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clare Brown,** HEREINAFTER CALLED THE GRANTEE, HER 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 Lot No. 149 on the Plan of Five Oaks as of record in Book 5200, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Derrick Lamar Radney, by virtue of that certain Affidavit of Heirship(s) Deed dated September 17, 2021, and being of record at Instrument No. 20210921-0126760 and 20210921-0126761 in the Register's Office of Davidson County, Tennessee.

Being the same property previously conveyed to Roderick Dale Radney by virtue of Warranty Deed dated March 22, 1984 at Book 6262, Page 309 in the said Register's Office.

Kiana Radney joins in the conveyance of the above described property to convey any and all interest she may have as the spouse of Derrick Lamar Radney.

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

unimproved
This is improved x property, known as 149 Five Oaks Dr. Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hand this 22nd day of August, 2023.

Derrick Lamar Radney

Kiana Radney

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Derrick Lamar Radney and Kiana Radney** , with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22nd day of August, 2023.

Notary Public

My Commission Expires: 11/3/25

JACQUELINE G BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Holly A Mason, 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 8/22/23.

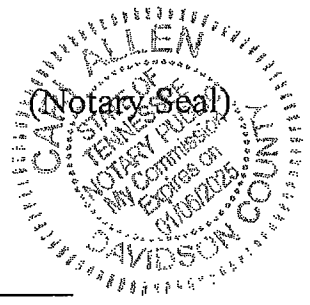
Affiant Signature

8/22/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 22 day of August, 2023.

Notary's Signature



(Notary Seal)

My Commission Expires: 1-6-25