Karen Johnson Davidson County
Batch# 1048536 DEEDWARR
09/11/2023 02:05:30 PM 3 pgs
Fees: $18.00 Taxes: $662.30
20230911-0071142

Warranty Deed

KRISTIAN BOOTH TENNESSEE NOTARY PUBLIC My Comm Exp. September 02, 2024 COUNTY OF DAVIDSON	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $179,000.00. Affiant Subscribed and sworn to before me, this the 31st day of August, 2023. Notary Public My commission expires: 9.2.24

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
204 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mohammad Amirul Islam	Flash Raise Funding, LLC	162-03-0-161.00
108 Cambridge Close	200 Bartlett, Ste 108	
Nashville, TN 37013	El Paso, TX 79912	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JAMES BRADLEY, HEIR-AT-LAW OF THE ESTATE OF AGNES LOUISE CROWDER BRADLEY**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MOHAMMAD AMIRUL ISLAM**, 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 Lot No. 271 on the Plan of Antioch Park, Section 5 of record in Plat Book 4460, Page 58, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 271 fronts 75 feet on the Southerly side of Bart Drive and extends back 193.9 feet on the Easterly line and 125 feet on the Westerly line to a dead line measuring 101 feet thereon.

Being the same property conveyed to Mitchell R. Bradley, a single person by Warranty deed from Allen Bruce Prather and wife, Patricia Prather of record in Book 4886, page 463, Register's Office for Davidson County, Tennessee, dated December 14, 1974 and recorded on February 03, 1975.

Being the same property conveyed to Agnes Louise Crowder Bradley by Quitclaim deed from Mitchell R. Bradley with love and affection of record in Book 8287, page 737, Register's Office for Davidson County, Tennessee, dated February 04, 1991 and recorded on February 05, 1991.

Agnes Louise Crowder Bradley died intestate on January 16, 2022. James Bradley constituted all of the heirs-at-law of Agnes Louise Crowder Bradley at the time of her death. Affidavit of Heirship of record as Instrument No. _____202309110071141____, Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 297 Bart Drive, Nashville, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 31st day of August, 2023.

The Estate of Agnes Louise Crowder Bradley

By: _____
James Bradley, Heir-at-law

STATE OF Tennessee
COUNTY OF Sullivan

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named James Bradley, Heir-at-law of The Estate of Agnes Louise Crowder Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of August, 2023.

_____
Notary Public

My Commission Expires: 02/28/2026

JOSEPH VANCE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF GREENE

Tennessee Certification of Electronic Document

I, Steven T. Mollis 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 August 31, 2023 (date of document).

Affiant Signature

September 11, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 11th day of September, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023