Karen Johnson Davidson County
Batch# 1113086 DEEDWARR
03/20/2024 01:59:30 PM 3 pgs
Fees: $18.00 Taxes: $3,219.00
20240320-0019328

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $870,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF March, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JOHN W BISHOP
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-10-2027

File #24-PA-0112-P

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Rebekah Melton and William Melton	**Synovus Bank**	
(NAME)	(NAME)	**082 12 0 144.00**
1105 Boscobel Street, Unit A	**1033 Demonbreun Street, Ste. 200**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37203**	
(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, **ELIZABETH BRADLEY, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **REBEKAH MELTON AND WILLIAM MELTON, WIFE AND HUSBAND** 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 76 on the Plan of NEILL S. BROWN'S ADDITION TO EAST NASHVILLE, as of record in Book 57, Page 50, Register's Office for said County. Said Lot No. 76 fronts 50 feet on the Westerly side of Myrtle Avenue and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Elizabeth Bradley, by Special Warranty Deed from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc, Asset-Backed Certificates, Series 2007-1, of record in Instrument No. 20120620-0053907, in the Register's Office of Davidson County, Tennessee, dated May 21, 2012 and recorded on June 20, 2012.

This conveyance is subject to:
*County of Davidson taxes for the year 2024 and thereafter, not yet due and payable.

*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Neill S. Brown To East Nashville, as recorded in Plat Book 57, Page(s) 50.

*Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20190920-0095763.

*No coverage is provided as to the amount of acreage or square footage of the land.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **112 Myrtle Street, Nashville, TN 37206**.

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 18th day of March, 2024.

Elizabeth Bradley

Jacob John Bradley

Jacob John Bradley hereby joins in this conveyance to convey any and all interest he may have in subject property.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 18th day of March, 2024, before me personally appeared Elizabeth Bradley and Jacob John Bradley, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of March, 2024.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Pam Autry,** 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 this the 18 day of March, 2024.

Affiant Signature

Date 3/18/24

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 18 day of March, 2024.

Notary's Signature

MY COMMISSION EXPIRES:

