Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson
Batch # 1131180
05/06/2024 09:29:45 AM
Fees: $13.00 Taxes: $3,330.00
Davidson County
DEEDWARR
2 pgs
20240506-0032953

PREPARED BY (AND RETURN TO):
Ivey Title, LLC
104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DW) Title No.: 63634
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
James Bradshaw Sarah Bradshaw 204 Burlington Place Nashville, TN 37215	NEW OWNER

TAX MAP PARCEL NUMBERS: 117090C05200CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$900,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas P. Kanaday, Jr. and Sally R. Kanaday, husband and wife,** hereinafter called the **Grantors,** have bargained and sold, and by these presents do hereby transfer and convey unto **James Bradshaw and Sarah Bradshaw, husband and wife,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Burlington, of record in Book 5200, pages 403, 404, 405 and 406, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Thomas P. Kanaday, Jr. and wife, Sally R. Kanaday, by Warranty Deed from Mathieu R. Berman and wife, Roberta M. Berman, dated June 30, 2005 and recorded on June 30, 2005 of record in Instrument No. 20050630-0075715, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; The Plan of record in Book 5200, pages 403-406, said Register's Office, shows an owner's certificate, minimum building setback lines easements to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Book 5863, page 796, amended in Book 6046, page 134, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Charter of Burlington Homeowner's Association of record in Book 6018, page 349, said Register's Office. Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, of record in Book 6929, page 646, said Register's Office.

This is improved property, known as 204 Burlington Place, Nashville, TN 37215

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, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3 day of May, 2024.

Thomas P. Kanaday, Jr.
Thomas P. Kanaday, Jr.

Sally R. Kanaday
Sally R. Kanaday

State of Tennessee

County of Davidson

On this 3rd day of May, 2024, before me the undersigned authority, personally appeared Thomas P. Kanaday, Jr. and Sally R. Kanaday, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $900,000.00.

Affiant

Sworn and subscribed before me this 3 day of May, 2024.

Notary

My Commission Expires: _____

VIRGINIA DESJARLAIS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 08, 2025