Karen Johnson Davidson County
Batch# 1134591 DEEDWARR
05/14/2024 12:36:30 PM 3 pgs
Fees: $18.00 Taxes: $2,109.00
20240514-0035614

2024-1166-TN

WARRANTY DEED

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$570,000.00.**

Affiant

Subscribed and sworn to before me this **9th day of May, 2024.**

Notary Public
My Commission expires: 09/02/24
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Blue Note Title, LLC, 5120 Virginia Way, Suite B13, Brentwood, Tennessee 37027

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Melissa Bahan	Melissa Bahan	072-06-0A-001-00
1111A Leland Avenue	1111A Leland Avenue	
Nashville, TN 37216	Nashville, TN 37216	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Bradley Whitfield, unmarried,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Melissa Bahan, an unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit A, as shown on the Declaration of Covenants, Conditions and Restrictions for Leland Avenue Homes, a Horizontal Property Regime with Private Elements, as of record at Instrument No. 20140402-0027140, Davidson County Register of Deeds, to which reference is hereby made for a more complete description of the property.

Being part of the same property conveyed to Bradley Whitfield, by Warranty Deed, from Robert O'Malley and wife, Betty O'Malley, of record on 03/11/2014, at Instrument No. 20140311- 0020344, Davidson County Register of Deeds.

This is improved property known as: **1111A Leland Avenue, Nashville, TN 37216.**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that they is lawfully seized in fee of the afore described real estate; that they have a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 9th day of May, 2024.

Bradley Whitfield

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bradley Whitfield**, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at our office this 9th day of May, 2024.

Notary Public
My commission expires 8/3/26

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, J. BRANDON MILLER 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 **May 9, 2024**.

Affiant Signature

May 14, 2024

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this 14th day of May, 2024.

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Notary's Signature

MY COMMISSION EXPIRES: 7-7-25