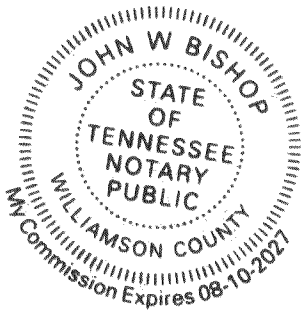
WARRANTY DEED

Karen Johnson Davidson County
Batch# 1134744 DEEDWARR
05/15/2024 09:34:30 AM 3 pgs
Fees: $18.00 Taxes: $1,239.50
20240515-0035802

File #24-PA-0309-PARK

(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO

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)
Spencer Johnson	**Guaranteed Rate, Inc.**	
(NAME) **309 West Monticello Avenue**	(NAME) **3940 North Ravenswood Avenue**	**034 09 0 011.00**
(ADDRESS) **Goodlettsville, TN 37072**	(ADDRESS) **Chicago, IL 60613**	
(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,

JACOB JOHN BRADLEY AND ELIZABETH ANNE MILIKIN BRADLEY, HUSBAND AND WIFE,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

SPENCER JOHNSON, UNMARRIED MAN,

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:

Tract 1:

Land in Davidson County, Tennessee, being a part of Lot No, 27 of the ALTA LOMA SUBDIVISION of record in Plat Book 421, Page 44, at the Register's Office of Davidson County, Tennessee and more particularly described according to a survey dated December 16, 1950, by N. G. Jenkins, as follows:

Beginning at a point in the center of Monticello Drive, said point being 375 feet West of the intersection of Monticello Drive and Springdale Avenue; thence in a Westerly direction with the center of said Monticello Drive 100 feet to a point; thence at right angles and in a Northerly direction 300 feet to a point; thence in an Easterly direction and parallel with Monticello Drive 100 feet to a point; thence in a Southerly direction 300 feet to the point of beginning.

Tract 2:

Being Lot No. 1 on Mallernee Realty Company's unrecorded Subdivision of the Southeasterly part of Lot No. 27 on the Map of ALTA LOMA SUBDIVISION, of record in Plat Book 421, Page 44, Register's office for Davidson County, Tennessee and being part of the same property conveyed to Ralph R. Braswell and wife, from W. G. Lewis, by deed of record in Book 2016, Page 221, said Register's Office.

Being the Southerly 289 feet and the Westerly 50.0 feet of the Southeasterly 368 feet of Lot No. 27 on the above mentioned plan; and being more particularly described as follows:

Beginning at an iron pin in the Northerly margin of an unnamed street; said iron pin being located North 87 degrees, 22 minutes West, 368.4 feet from the common corner of Lots Nos. 25-27; thence North 2 degrees 45 minutes East 20 feet, being the common corner of the W. T. Sanders property, in Book 1912, Page 495, said Register's office; running thence with the Sanders Line North 2 degrees 45 minutes cast, 289.8 feet to an iron pin, said iron pin being located North 86 degrees, 41 minutes West, 208.2 feet from the Westerly margin of Monticello Avenue; running thence South 86 degrees, 41 minutes cast 50.0 feet to an iron pin; thence South 2 degrees 45 minutes West, 289.0 feet to an iron pin in the Northerly margin of an Unnamed Street; thence with the Northerly margin of said Unnamed Street, North 87 degrees, 22 minutes West, 50.0 feet to the point of beginning.

All in accordance with a survey and plat by Norris R. Hickerson, Surveyor, dated August 24, 1954.

Being the same property conveyed to Jacob John Bradley and Elizabeth Anne Milikin Bradley, husband and wife, by Warranty Deed from Arlene Fitzpatrick Young, a married woman, of record in Instrument No. 20220104-0001406, in the Register's Office of Davidson County, Tennessee, dated December 27, 2021 and recorded on January 04, 2022. And Also see Scrivener's Affidavit recorded in Instrument No. 20231113-0088001, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ALTA LOMA SUBDIVISION, as recorded in Plat Book 421, Page(s) 44.
* Any and all existing easements and restrictions as shown of record not stated herein

*The execution of this instrument is affected by the signature of **JACOB JOHN BRADLEY** as Attorney-in-Fact for **ELIZABETH ANNE MILIKIN BRADLEY**, which Power of Attorney is recorded in Book ___, Page ___/Instrument Number 202405150035801, Register's Office for **Davidson** County, Tennessee.*

This is ____ **unimproved** __X___ **improved** property known as: **309 West Monticello Avenue, Goodlettsville, TN 37072**.

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 14th day of May, 2024.

Jacob John Bradley

Jacob Bradley Attorney-in-fact
Elizabeth Anne Milikin Bradley by Jacob John Bradley, her Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of May, 2024, before me personally appeared 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 14th day of May, 2024.

Notary Signature
My commission expires:

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JACOB JOHN BRADLEY**, to me known (or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of **ELIZABETH ANNE MILIKIN BRADLEY**, and who acknowledged he/she/they executed the same as the free act and deed of the said **ELIZABETH ANNE MILIKIN BRADLEY**.

Witness my hand and official seal this **14th** day of **May**, **2024**.

Notary Signature
My Commission Expires: _____

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

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 14 day of May, 2024.

Affiant Signature

Date 5/14/24

State of TENNESSEE
County of DAVIDSON

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

Notary's Signature

MY COMMISSION EXPIRES: _____

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