WARRANTY DEED

Karen Johnson Davidson County
Batch# 1138630 DEEDWARR
05/23/2024 11:58:30 AM 3 pgs
Fees: $18.00 Taxes: $8,325.00
20240523-0038483

File #24-TLC-1113-P

(SEAL)

ELIZABETH G. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $2,250,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF May, 2024.

Notary Public
MY COMMISSION EXPIRES: 4/26/24

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)
Bradley Alan Madix and Pamela Ann Madix	new owner	
(NAME)	(NAME)	**118 01 0 149.00**
1113 Halcyon Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37204		
(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,

JAMES MATTHEW BODNAR AND SAMANTHA BODNAR, HUSBAND AND WIFE,

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

BRADLEY ALAN MADIX, AND PAMELA ANN MADIX, Husband and Wife

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:

Land in Davidson County, Tennessee, being Lot 43, IDLEWILD, as shown on plat of record in Plat Book 161, Page 120, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to James Matthew Bodnar and Samantha Bodnar, by Warranty Deed from MBS Construction, LLC, of record in Instrument No. 20161013-0108569, in the Register's Office of Davidson County, Tennessee, dated October 07, 2016 and recorded on October 13, 2016.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
* Plat of IDLEWILD, as recorded in Plat Book 161, Page(s) 120, said Register's Office.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenant for Detached Structure recorded in Instrument No. 20160624-0064763, said Register's Office.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **1113 Halcyon Avenue, Nashville, TN 37204**.

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 21 day of May, 2024.

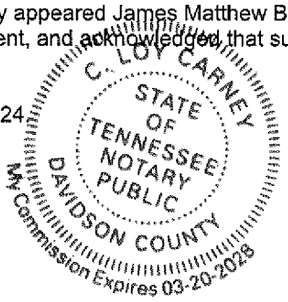
James Matthew Bodnar

Samantha Bodnar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2024, before me personally appeared James Matthew Bodnar, 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 21 day of May, 2024.

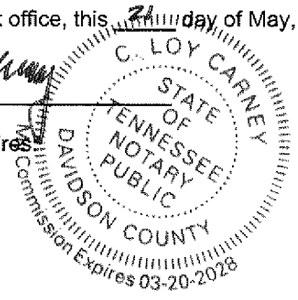


Notary Signature
My commission expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 21 day of May, 2024, before me personally appeared Samantha Bodnar, 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 21 day of May, 2024.



Notary Signature
My commission expires:

Certificate of Authenticity

I, Ryan Lux, 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 22, 2024**.

Date

Affiant Signature

May 22, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this **22nd** day of **May**, 20**24**.

Notary's Signature

My Commission Expires: 4/26/2005

Date

Notary's Seal (if on paper)

