Karen Johnson Davidson County
Batch# 1149565 DEEDWARR
06/21/2024 08:03:30 AM 3 pgs
Fees: $18.00 Taxes: $3,885.00
20240621-0046549

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: (DL) Title No.: 63673
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
James Bradburn Kayla Bradburn 1016 Davidson Road Nashville, TN 37205	NEW OWNERS 1016 DAVIDSON ROAD NASHVILLE, TN 37205

TAX MAP PARCEL NUMBERS: 11507000300

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,050,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Sara L. Van Driest and Steven J. Van Driest, wife and husband,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **James Bradburn and Kayla Bradburn, 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. 34 on the Plan of Crest Meade, Section I, of record in Book 2331, page 153, Register's office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Sara L. Van Driest and spouse, Steven J. Van Driest, by Warranty Deed from Kurt Conner and Sons Construction Corp., dated June 15, 2012 and recorded on June 18, 2012, of record in Inst. No. 20120618-0053297, 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, with Owner's Certificate, of record in Book 2331, page 153, said Register's Office, which Plan shows a 60 foot minimum building setback line from Davidson Road, and 10 foot easement for public utility purposes along the rear and northerly lines of said lot; and Easement for sanitary sewers and/or storm drainage to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 5268, page 872, said Register's Office.

This is improved property, known as 1016 Davidson Road, Nashville, TN 37205

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 17th day of June, 2024.

Sara L. Van Driest

Sara L. Van Driest

Steven J. Van Driest

Steven J. Van Driest

State of Tennessee

County of Davidson

On this 17th day of June, 2024, before me the undersigned authority, personally appeared Sara L. Van Driest and Steven J. Van Driest, 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.

CHRISTY W IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2026

Notary

My Commission Expires:

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: $1,050,000.00.

Affiant

Sworn and subscribed before me this 18th day of JUNE, 2024.

Notary

My Commission Expires: 7/4/2024

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2025

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, ALLISON TAYLOR, 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 **June 17, 2024**.

Date

Affiant Signature

June 20, 2024
Date

State of TENNESSEE

County of DAVIDSON

Sworn to and subscribed before me this **20** day of **June**, 20**24**.

Notary's Signature

EMILY MANNO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-05-2025

My Commission Expires: 5/5/2025
Date

Notary's Seal (if on paper)