Karen Johnson Davidson County
Batch# 1155494 DEEDWARR
07/08/2024 01:45:30 PM 4 pgs
Fees: $23.00 Taxes: $1,165.50
20240708-0051076

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $315,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 5-5-25
(AFFIX SEAL)

L. DYKE TATUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Stewart Title -Esquire Division
30 Burton Hills Blvd., Suite 200, Nashville, TN 37215

File No.: ST24-060409

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Barry H. Gordon and Kathy Helton	Guaranteed Rate, Inc.	
(NAME)	(NAME)	
2137 Kidd Road	3940 N. Ravenswood Avenue	142-06-0D-018-00
(ADDRESS)	(ADDRESS)	
Nolensville, TN 37135	Chicago, IL 60613	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **WILLIAM PATRICK BRADLEY, A MARRIED MAN AND KAREN S. BRADLEY, HIS WIFE AND MARY M. BRADLEY, A SINGLE WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BARRY H. GORDON AND KATHY HELTON, HUSBAND AND WIFE** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 90A, on the Plan of Section Seven - Site Plan Doral Country Villa, as shown on the plat of record in Plan Book 5200, Page 223, Register's Office for Davidson County, Tennessee, and as shown on Master Deed of record in Book 5532, Page 727, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners and the Bylaws of the Association of Owners.

Being the same property conveyed to William Patrick Bradley, a married man, Karen S. Bradley, his wife, and Mary Bradley, a single woman, joint tenants with rights of survivorship by Warranty Deed from Douglas McCall and wife, Bonnie McCall, dated 11/03/2014, of record in Instrument No. 20141113-0104787, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as **110 Doral Court, Nashville, TN 37221**
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 2nd day of July, 2024

William Patrick Bradley

Karen S. Bradley

STATE OF CALIFORNIA
COUNTY OF Contra Costa

On this 2nd day of July, 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **William Patrick Bradley and Karen S. Bradley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to this instrument as the principal, and who, upon oath, acknowledged themselves to be the persons who executed the foregoing instrument for the purpose therein contained, and that they executed the same as their free act and deed.

WITNESS my hand and seal this 2nd day of **July, 2024.**

Notary Public

My Commission expires: 12/11/2025

RACHEL ARTAP
COMM # 2386341
CONTRA COSTA County
California Notary Public
Comm Exp Dec. 11, 2025

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this the 2 day of July, 2024

Mary M. Bradley
Mary M. Bradley

STATE OF ARIZONA
COUNTY OF Maricopa

On this 2 day of July, 2024, before me, the undersigned, a Notary Public, for the State and County aforesaid, personally appeared **Mary M. Bradley** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person whose name issubscribed to this instrument as the principal, and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument for the purpose therein contained, and that she executed the same as her free act and deed.

WITNESS my hand and seal this 2 day of **July, 2024.**

Notary Public

My Commission expires: 1/18/2025

BLANCA DAIANA GUERRERO PEREZ
Notary Public - Arizona
Maricopa County
Commission # 596900
My Comm. Expires Jan 18, 2025

CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 July 2, 2024.

Affiant
Date: July 8, 2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 8 day of July, 2024

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

THERESA L. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.