WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF JULY, 2024.

Notary Public

MY COMMISSION EXPIRES: 03/16/2026

(AFFIX SEAL)

BILLY BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

DM-BR-24-7034

Karen Johnson
Batch # 1161323
07/24/2024 02:03:53 PM
Fees: $13.00 Taxes: $1,554.00

Davidson County
DEEDWARR
2 pgs

20240724-0055945

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Ransford Bedeley	**First National Bank of Middle Tennessee**	
(NAME)	(NAME)	**176-06-0A-069.00-CO**
133 Mountainhigh Drive	**200 East Main St**	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	**McMinnville, TN 37110**	
(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, **OMOLARA ADELAJA, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RANSFORD BEDELEY, AN 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Final Subdivision Plat Heritage Landing - Phase 1 of record in Plat at Instrument No. 20200422-0042094, a revision of Instrument Number 20200122-0007826, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Omolara Adelaja, a married woman by Special Warranty Deed from D.R. Horton, Inc., a Delaware Corporation of record in Instrument No. 20210112-0005188 Register's Office for Davidson County, Tennessee, dated December 29, 2020 and recorded on January 12, 2021.

Deed of record in Instrument No. 20210112-0005188 having incorrectly referenced the said Omolara Adelaja as Married. She was in fact widowed. Her spouse, Babatunde Adelaja, having died on May 2, 2019.

This conveyance is subject to:
- Taxes for the year 2024, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20200422-0042094 and Instrument Number 20200122-0007826, Register's Office of Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20200228-0022299, supplemented in Instrument No. 20200603-0057207, supplemented in Instrument No. 20210115-0007079 and supplemented in Instrument No. 20211216-0166733, Register's Office for Davidson County, Tennessee.
- Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 7461, Page 865, Book 7468, Page 520 and Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.
- 20 Foot Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Instrument Number 20071003-0118061, in the Register's Office for Davidson County, Tennessee.
- 15 Foot Sewer Easement to Metropolitan Government of Nashville and Davidson County of record in Book 11042, Page 582, in the Register's Office for Davidson County, Tennessee.
- Declaration of Restrictions and Covenants for Stormwater Facilities and Systems of record in Instrument Number 20190507-0042815 and Instrument No. 20200122-0008042, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 11042, Page 586, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed (Open Space) of record in Instrument Number 20230517-0036834, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7034 Paisley Wood Drive, Antioch, Tennessee 37013**.

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 19th DAY OF JULY, 2024.

Omolara Adelaja

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OMOLARA ADELAJA, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of July, 2024.

Notary Public
My Commission Expires: 03/16/26
(SEAL)

JILL BRANYAN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/16/2026
WILLIAMSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212