This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-23021-RR

When Recorded Return to:
Midtown Title, LLC
600A Frazier Dr. Ste 123
Franklin, TN 37064
File# 1-23021-RR

Karen Johnson Davidson County
Batch# 1168763 DEEDWARR
08/13/2024 03:44:30 PM 3 pgs
Fees: $18.00 Taxes: $2,812.00
20240813-0061557

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $760,000.00

Affiant

Subscribed and sworn to before me, this the 6th day of August, 2024.

ROZALIND RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 1/4/2027

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Melanie Allison 900 Bradford Avenue Nashville, TN 37204	U.S. Bank National Association 2800 Tamarack Road Owensboro, KY 42301	105-13-0-329.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Julia Arlene Westbrook, Martico M. Perry, and Edward E. Hickey****, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Melanie Allison, a single woman,** hereinafter called the Grantee(s), his/her/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 Lot No. 13 on the Plan of Waldkirch Subdivision of Lots 8 and 9 of W.L.B Lawrence Plan of record in Plat Book 421, Page 90, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 13 fronts 71.9 feet on the northerly side of Bradford Avenue and extends back between lines, 190 feet along the westerly margin of 9th Avenue South, to an alley in the rear on which it measures 731/4 feet.

Being the same property conveyed to Elois Robertson and wife, Genevia Murray Robertson by Warranty Deed from William H Ross and wife, Virginia P. Ross of record in Book 4207, page 789, Register's Office for Davidson County, Tennessee, dated January 24, 1968 and recorded on January 29, 1968.

Being the same property conveyed to Robert Greene Trustee by Quitclaim Deed from Elois Robertson of record in Book 8327, page 656 , Register's Office for Davidson County, Tennessee, dated March 28, 1991 and recorded on April 10, 1991 and within the same deed the said Robert Greene, Trustee conveyed his interest in the subject property to Elois Robertson, a life estate and the remainder in fee to Lawrence E. Perry.

Being the same property conveyed to Martico M. Perry, Julia Arlene Westbrook and Edward E. Hickey by Quitclaim Deed from Lawrence E. Perry of record in Instrument No. 20171229-0132364 Register's Office for Davidson County, Tennessee, dated December 22, 2017 and recorded on December 29, 2017.

** This property is not a marital residence of the Grantors and as such is not subject to any homestead, dower, or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property located at: **900 Bradford Avenue, Nashville, TN 37204**

This conveyance is made subject to 1) Property taxes for the year 2024 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of August, 2024.

GRANTOR:

Julia Arlene Westbrook
Julia Arlene Westbrook

Martico M. Perry
Martico M. Perry

Edward E. Hickey
Edward E. Hickey

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Julia Arlene Westbrook, Martico M. Perry, and Edward E. Hickey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of August, 2024.

Notary Public
My Commission expires: 5-9-2026

MICHAEL FERGUSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

202408130061557

- **The text of a certification of an electronic document must be in the following form.**

I, Kirsten Virden **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 electric document is a true and exact copy of the original document executed and authenticated according to law on 8/9/2024 **(date of document).**

Kirsten Virden

Affiant Signature

Date: 8/12/2024

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 12th **day of** August 2024

Bria Sawyers

Notary Signature

MY COMMISSION EXPIRES: 3/20/2028

Notary's Seal (if on paper)

