WARRANTY DEED

Karen Johnson
Batch # 1169311
08/14/2024 03:08:33 PM
Fees: $13.00 Taxes: $841.75

Davidson County
DEEDWARR
2 pgs

20240814-0062273

J-BA-24-635

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $227,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2024.

Notary Public

MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

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:	MAP / PARCEL NUMBER (S)
Benjamin Atakpu	**Same as New Owner**	
(NAME)	(NAME)	
2620 New Salem Highway, Apt D-101	**Same as New Owner**	**053-13-0-107.00**
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128	**Same as New Owner**	
(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, **ESTATE OF SHARON E. BRADLEY,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **BENJAMIN ATAKPU,** 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. 34-B on the Plan of Zone Lot Division of Lots 32 through 35 of Phase I, Kimbolton of record in Plat Book 6900, Page 570, amending lots in Plat Book 6900, Pages 276 through 278, 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 Sharon E. Bradley by Warranty Deed from Phillips Builders, Inc. of record in Book 8350, Page 336, in the Register's Office for Davidson County, Tennessee, dated May 09, 1991 and recorded on May 13, 1991. The said Sharon E. Bradley died testate on September 24, 2023, her Last Will and Testament was admitted to Probate Division in Seventh Circuit Court for Davidson County, Tennessee, under Docket No.: 23P2398, bringing real property owned by the decedent into her estate and to be administered by the Personal Representative, Charles Allen Bradley, Sr. Letters Testamentary filed under the aforementioned Probate Docket No. empowered Charles Allen Bradley as Executor to administer the Estate of Sharon Bradley. Charles Allen Bradley, Sr. and Charles Allen Bradley are one and the same person.

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 in Plat Book 6900, Page 570, subdividing lots in Plat Book 6900, Page 278, as amended in Book 7577, Page 553, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7265, Page 655, as amended and restated in Book 7464, Page 969, and Book 7470, Page 126, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030226-0025658, in the Register's Office for Davidson County, Tennessee.
- Covenants Rand Restrictions Enforcement of record in Instrument Number 20060126-0009811, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7483, Page 982, re-recorded in Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **635 Brentmeadow Circle, Madison, Tennessee 37115**.

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 13th DAY OF AUGUST, 2024.

Estate of Sharon E. Bradley

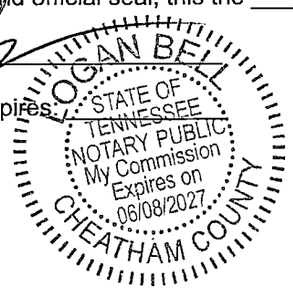
BY: _____
Charles Allen Bradley, Sr.
Executor/Personal Representative

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHARLES ALLEN BRADLEY, SR., as EXECUTOR/PERSONAL REPRESENTATIVE of the ESTATE OF SHARON E. BRADLEY, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 13th of August, 2024.

_____
Notary Public
My Commission Expires:
(SEAL)



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