Name and Address of New Owner:
Debbie Short and Nathan Short
4300 Brackenwood Drive
Nashville, TN 37138

Karen Johnson Davidson County
Batch# 1172416 DEEDWARR
08/21/2024 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $968.66
20240821-0064034

Send Tax Bills To:
SAME

This Instrument Prepared By:
Stones River Title Company, LLC
752 South Church Street
Murfreesboro, TN 37130

Map & Parcel No:064 09 0 173.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **MARGARET ANN BAILEY**, "the Grantors" has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **DEBBIE SHORT and NATHAN SHORT, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

LAND in Davidson County, TN, BEING Lot No. 13 on the Plan of SOUTHFORK, SECTION ONE, of record in Book 6250, Pages 384 and 385, Register's Office for Davidson County, TN, to which Plan reference is hereby made for a complete and accurate description thereof.

This conveyance is subject to taxes for the year 1993 and subsequent years, easements and restrictive covenants of record and Deed of Trust for the benefit of CTX mortgage Company (now being with STM Mortgage Company) of record in Book 7335, page 488, Register's Office for Davidson County, Tennessee, which the Grantee hereby agrees to assume and pay.

Being the same property conveyed to Margaret Ann Bailey by warrant deed of record in Book 9016, page 65, Register's Office of Davidson County, TN.

This property is known as 4300 Brackenwood Drive, Old Hickory, TN 37138.

This is improved (X) or unimproved ( ) property, known as: 4300 Brackenwood Drive, Nashville, TN 37138

THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above-described property, and of record, and to all zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 19th day of August, 2024.

Margaret Ann Bailey

STATE OF TENNESSEE
COUNTY OF Rutherford

On this 19th day of August, 2024, before me personally appeared Margaret Ann Bailey, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 19th day of August, 2024.

Notary Signature
My commission expires: 06/17/2028

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $261,800.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Margaret Ann Bailey
(Affiant)

Sworn to and subscribed before me this 19th day of August, 2024.

Notary Public
My commission expires: 06/17/2028

JOHN H. BAKER III
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File No. 2024-07-4120

TRUE COPY CERTIFICATION

I, Jack E. Gritton, II, 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 08/19/2024. (Date of Document)

Affiant Signature

Date: 08/20/2024

State of Tennessee)

County of Rutherford)

Sworn and Subscribed to me this 20th day of August, 2024

Sarah K. Hudson

Notary Public

My Commission Expires: 10/09/2026

