Karen Johnson Davidson County
Batch# 1173476 DEEDWARR
08/23/2024 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,258.00
20240823-0064929

THIS INSTRUMENT PREPARED BY: **Red Shoe Title, Inc.** **625 S. Church St., Suite B** **Murfreesboro, TN 37130** **Ph.: 615-796-5478** **Fax: 615-821-0717** TAYLOR JANDRO STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/24/2028 DAVIDSON COUNTY	**STATE OF TENNESSEE**) **COUNTY OF ~~RUTHERFORD~~ Davidson**) ss The actual consideration for this transfer is $340,000.00 Kaitlyn West Affiant Subscribed and sworn to before me on this 6th day of August 2024. Notary Public My Commission Expires: _____

WARRANTY DEED

ADDRESS OF NEW OWNERS:	**SEND TAX BILLS TO:**	**MAP PARCEL NO.**
Samantha Ashley Mazza and Colin William Bell 829 Bishopsgate Rd. Antioch, TN 37013	New Owners	149-02-0B-065.00

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Dylan J. McBrayer, a single man, and Lynda S. McBrayer, a single woman,** (hereinafter "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Samantha Ashley Mazza and Colin William Bell, wife and husband** (hereinafter "Grantees") their successors and assigns, forever, all right, title, and interest in that certain parcel of real estate situated and located in Davidson County, Tennessee, more particularly described to wit:

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Piccadilly Square, Phase II, as of record in Book 6250, Pages 92, 93, and 94, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Dylan J. McBrayer, a single man, and Lynda S. McBrayer, a single woman, by Warranty Deed from SPH Property Two, LLC, a Delaware limited liability company, of record in Instrument No. 20201023-0123253, dated October 15, 2020 and recorded on October 23, 2020, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, rights of way, conditions, reservations, leases, setback lines and other matters of public record applicable to the above-described real property and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property having an address of 829 Bishopsgate Rd, Antioch, TN 37013.

The 2024 Davidson County property taxes have been prorated and assumed by the Grantees.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title, and interest thereto belonging to said Grantees, heirs and assigns, forever; and Grantors do covenant with said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantors do further covenant and bind themselves, their assigns, and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 6th day of August, 2024.

Dylan J. McBrayer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dylan J. McBrayer, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of August, 2024.

NOTARY PUBLIC

JOSHUA A. JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

My Commission Expires: 08/21/27

WITNESS our hands this the 6th day of August, 2024.

Lynda S. McBrayer

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Lynda S. McBrayer, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 6th day of August,2024.

NOTARY PUBLIC

My Commission Expires: 08/21/27

JOSHUA A. JENKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 electronic document is a true and exact copy of the original document executed and authenticated according to law on **August 6th, 2024**.

Affiant Signature

08/06/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **6th** day of **August**, 20**24**.

Notary Public

Notary's Seal:

