Name and Address of New Owner:
Bradley Gorum and Elizabeth Fort
309 Clofton Drive
Nashville, TN 37221

Send Tax Bills To:
Old National Bank
One Main Street
Evansville, IN 47708

This Instrument Prepared By:
Mason Lillie, LLC
3401 Mallory Lane, STE. 100
Franklin, TN 37067

Map & Parcel No: 142.14-0-209.00

Karen Johnson Davidson County
Batch# 1183754 DEEDWARR
09/20/2024 08:17:30 AM 4 pgs
Fees: $23.00 Taxes: $1,174.75
20240920-0072890

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, **Ann Marie Drake, unmarried**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Bradley Gorum and Elizabeth Fort, husband and wife**, "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 3-B on the Zone Lot Division of Harpeth View Estates, of record in Book 6250, page 511, amending Book 6250, page 211, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Leigh R. Mattox, by deed from Douglas A, McCall

Being the same property conveyed to Ann Marie Drake, unmarried their heirs and assigns by Deed dated September 30, 2002 from Leigh Rhea Mattox, unmarried, recorded October 8, 2002, in Instrument Number 200210080122165, in the Official Records of Davidson County, Tennessee.

Unimproved ( ) This is improved (x) property. Known as 309 Clofton Drive, Nashville, TN 37221

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

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

Grantor covenants that it is lawfully seized and possessed of said real estate, has 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 September, 2024.

_____(SEAL)
Ann Marie Drake

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 19th day of September, 2024, before me personally appeared Ann Marie Drake, 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 September, 2024.

_____
Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

AFFIDAVIT OF VALUE

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 $317,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Notary Signature
My commission expires:

Karla K. Lilley
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMMISSION EXPIRES 10-05-2027

Tennessee Certification of Electronic Document

I, Karla Utley, do hereby make oath that I am a licensed Attorney, and/or the Authorized 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 to law on Sept. 19, 2024 (date of document).

Utley

Affiant Signature

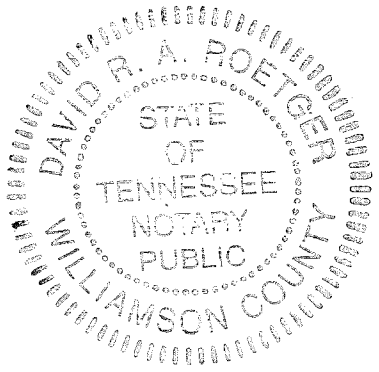
Sept. 19, 2024

Date

State of TN

County of Williamson

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



Notary Public

COMMISSION EXPIRES: 6-21-25