WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00.

William E. Bradley JR
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 03-16-26

(AFFIX SEAL)

BRANYAN JILL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

W-P-24-312-0

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)
William E. Bradley, Jr.	**NEW OWNER**	
(NAME)	(NAME)	
782 Nonaville Rd		**043-06-0-103.00** **043-06-0-363.00**
(ADDRESS)	(ADDRESS)	
Mount Juliet, TN 37122		
(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, **GARY JAYNES AND PATRICIA JAYNES, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM E. BRADLEY, JR., UNMARRIED,** 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. 1 and 2 on the Plan of Final Plat Resubdivision of Part of Not No. 14 on the Plan the Anderson Tract of record in Instrument 20190820-0083370, 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 Brandon P. Jaynes from Sara Head, by Deed of record dated December 22, 2017, and of record in Book 20171227-0131119, Register's Office of Davidson County, Tennessee.

The said Brandon P. Jaynes having died intestate on January 25, 2024, leaving his heirs at law to be Gary Jaynes and Patricia Jaynes, as evidenced by Affidavits of Heirship of record in Instrument No, 20240513-0035097 and Instrument No. 20241018-0081276, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2024 and subsequent years.
- All matters shown on the Plan of record as Instrument Number 20190820-0083370, Register's Office of Davidson County, Tennessee.
- All matters shown on the Plan of record in Plat Book 1130, Page 37, Register's Office for Davidson County, Tennessee.
- TVA Easement of record in Book 1196, Page 207, in the Register's Office for Davidson County, Tennessee.
- Restriction of record in Book 1224, Page 86, 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: **312 Nix Drive & 0 Nix Dr, 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.

Karen Johnson Davidson County
Batch # 1195786 **DEEDWARR**
10/18/2024 03:34:38 PM 2 pgs Warranty Deed
Fees: $13.00 Taxes: $703.00

20241018-0081277

Witness my/our hand(s) this the 17th DAY OF OCTOBER, 2024.

Gary Jaynes

Patricia Jaynes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GARY JAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA JAYNES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of October, 2024.

Notary Public
My Commission Expires: 03-16-26
(SEAL)

JILL BRANYAN NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 03/16/2026 WILLIAMSON COUNTY

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