Karen Johnson Davidson County
Batch# 1197670 DEEDWARR
10/24/2024 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $1,658.53
20241024-0082767

Name and Address of New Owner:
Walter Rajotte
438 Broadmoor Drive
Nashville, TN 37216

Send Tax Statements To:
Wells Fargo Bank, N.A.
1500 S Dale Mabry Hwy
Tampa, FL 33629-5809

THIS INSTRUMENT PREPARED BY:
(Please Return Document to this Address)

Lawyers Land & Title Services, LLC
500 North Walnut St.
Murfreesboro, TN 37130
File No.: MR-24091294

Map and Parcel: 061 06 0 147.00

WARRANTY DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Richard Craig Collier, Trustee of the Barbara B. Craddock Revocable Trust, created April 15, 2022**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **Walter Rajotte**, a single person, hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being part of Lot No. 4 on the William Bradford Land, as of record in Book 547, page 91, Register's Office, and also being shown as Lot No. 10, Section XIII, Ora-Mar Acres, not of record, described as follows:

Beginning at a concrete monument in the south margin of Broadmoor Drive, 07' west 220.3 feet to a concrete monument at the common corner of Lots 10 and 15; thence with the line between said lots, north 86°35' west 89.6 feet to the corner of Lots 9 and 10; thence north with the line between said lots, 213.6 feet to a point in the south margin of Broadmoor Drive; thence with the margin of said Drive, north 89°19' east 100.2 feet to the point of beginning.

Being the same property conveyed to Barbara B. Craddock, Trustee of the Barbara B. Craddock Revocable Trust, created April 15, 2022 by Quitclaim Deed filed for record on July 21, 2022 in Instrument Number 20220721-0083347, of the Register's Office of Davidson County, Tennessee. The said Barbara B. Craddock died on April 24, 2024, and pursuant to the terms of The Barbara B. Craddock Revocable Trust, Richard Craig Collier was appointed as Trustee of said trust.

This conveyance is subject to the following; Covenants, Conditions and Restrictions of Gra-Mar Acres Subdivision of record in Book 3865, page 535 and Book 4440, page 745; All matters as set forth per plat of record in 4300, page 53; All matters as set forth per plat of record in Book 547, page 91 Registers Office for Davidson County, Tennessee.

This conveyance is further subject to: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is improved property known as: 438 Broadmoor Drive, Nashville, TN 37216

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, his heirs and assigns forever; and we do covenant with the said GRANTEE 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 assigns, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 our hand this 21st day of October, 2024.

Richard Craig Collier, Trustee of the Barbara B. Craddock Revocable Trust, created April 15, 2022

State of Georgia

County of Gwinnett

Personally appeared before me, a notary public in and for the state and county aforementioned, Richard Craig Collier, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Trustee of the Barbara B. Craddock Revocable Trust, dated April 15, 2022, and that he as such Trustee executed the foregoing instrument for the purposes therein contained, by signing as Trustee.

Witness my hand and seal this 21st of October, 2024.

Notary Public
My Commission Expires: May 20, 2028

MARIE D CANTAVE NOTARY PUBLIC COMMISSION EXPIRES MAY 20, 2028 FULTON COUNTY, GEORGIA

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $448,250.00.

Affiant Signature

Subscribed and sworn to before me, this 21st day of October, 2024.

Notary Public
My Commission Expires: May 20, 2028

MARIE D CANTAVE NOTARY PUBLIC COMMISSION EXPIRES MAY 20, 2028 FULTON COUNTY, GEORGIA

Tennessee Certification of Electronic Document

I, Lynn F. Vaught, do hereby make oath that I am 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 10/21/24 (date of document).

L F Vaught
Affiant Signature

10/24/24
Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 24th day of October, 2024.



Bridgette N. Slover
Notary Signature

My Commission Expires: 03/15/2025