WARRANTY DEED

Karen Johnson Davidson County
Batch# 1201199 DEEDWARR
11/04/2024 03:14:30 PM 3 pgs
Fees: $18.00 Taxes: $2,179.30
20241104-0085668

G-ROG-24-1816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $589,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GREGG W CLARKE STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires October 25, 2026 WILSON COUNTY

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)
Christina Marie Bradley and Danelle Erica Sutton	United Wholesale Mortgage	
(NAME)	(NAME)	
1816 Cahal Avenue	700 South Blvd East	**072-15-1Q-001.00-CO** **072-15-1Q-002.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Pontiac, MI 48341	
(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, **JANE ANN MCCULLOUGH, A MARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CHRISTINA MARIE BRADLEY AND DANELLE ERICA BRADLEY, A MARRIED COUPLE,** 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 Unit Nos. A and B on the Plan of 1816 Cahal Avenue Homes, a Horizontal Property Regime with Private Elements, of record in Exhibit "B" in the Declaration of Covenants, Conditions and Restrictions for 1816 Cahal Avenue Homes, a Horizontal Property Regime with Private Elements, at Instrument No. 20221214-0129582, 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 a portion of the same property conveyed to James A. Brandon and wife Alberta Brandon by Warranty deed from Lawrence E. Harrison of record in Book 5430, page 163, Register's Office for Davidson County, Tennessee, dated April 30, 1979 and recorded on May 3, 1979.

See Final Decree of record in Book 7562, Page 26, Register's Office for Davidson County, Tennessee, whereas the subject property was divested out of James Arthur Brandon and vested wholly and completely in fee simple in Alberta Brandon.

The said Alberta Brandon having died on or about December 4, 1988. See Affidavits of Heirship of record in Book 9650, Page 777 and Book 9650, Page 778, in the Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Robert W. Rutherford, Trustee by Quitclaim Deed from Lynnette Brandon, Tajuana E. Brandon, and James A. Brandon of record in Book 9760, page 334, Register's Office for Davidson County, Tennessee, dated August 2, 1995 and recorded on August 11, 1995, and within the same Deed, Robert W. Rutherford, Trustee conveyed their interest unto James A. Brandon, Jr., and wife, Kimia R. Brandon.

Being a portion of the same property conveyed to McCullough Family Properties, LLC by Final Decree Confirming Sale from The Metropolitan Government of Nashville and Davidson County in its own capacity and for the use and benefit of the State of Tennessee of record in Instrument No. 20120215-0013134 Register's Office for Davidson County, Tennessee, dated January 30, 2012 and recorded on February 15, 2012.

Being a portion of the same property conveyed to Jane Ann McCullough by Quitclaim Deed from McCullough Family Properties, LLC of record in Instrument No. 20201208-0142922 Register's Office for Davidson County, Tennessee, dated December 1, 2020 and recorded on December 8, 2020.

The above referenced property was investment property and has never been the principal marital residence for the Grantor.

This conveyance is subject to:
• Taxes for the year 2025, and subsequent years, a lien not yet due and payable.
• Subject to all matters shown on the Plan of record in Plat Book 547, Page 33, Register's Office for Davidson County, Tennessee.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20221214-0129582, Register's Office for Davidson County, Tennessee.
• Charter of the 1816 Cahal Avenue Homes Homeowners' Association, Inc. of record in Instrument Number 20221227-0132647, 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: **1816 Cahal Avenue, Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 30th DAY OF OCTOBER, 2024.

Jane Ann McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JANE ANN MCCULLOUGH, 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 30th of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

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

Certificate of Authenticity

I, Celia Stewart Rouse, 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 10/30/24.

Date

Celia Stewart Rouse

Affiant Signature

10/30/24

Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 30th day of October, 2024.

Taylor Johnson

Notary's Signature

My Commission Expires: 3/19/2025

Date

Notary's Seal

