Karen Johnson Davidson County
Batch# 1201202 DEEDWARR
11/04/2024 03:18:30 PM 3 pgs
Fees: $18.00 Taxes: $1,035.63
20241104-0085672

WARRANTY DEED

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT 7, 2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 7-3-28
(AFFIX SEAL)

DM-RO-24-635

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)
Lakesha N. Carroll	NEW OWNER	
(NAME)	(NAME)	053-13-0-107.00
635 Brentmeadow Circle		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **BENJAMIN ATAKPU, SINGLE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **LAKESHA N. CARROLL,** 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. 34-B on the Plan of Zone Lot Division of Lots 32 through 35 of Phase I, Kimbolton of record in Plat Book 6900, Page 570, amending lots in Plat Book 6900, Pages 276 through 278, 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 Sharon E. Bradley by Warranty Deed from Phillips Builders, Inc. of record in Book 8350, Page 336, in the Register's Office for Davidson County, Tennessee, dated May 09, 1991 and recorded on May 13, 1991.

The said Sharon E. Bradley died on or about September 24, 2023.

Being the same property conveyed to Benjamin Atakpu by Warranty Deed from Estate of Sharon E. Bradley of record in Instrument No. 20240814-0062273 Register's Office for Davidson County, Tennessee, dated August 13, 2024 and recorded on August 14, 2024.

This conveyance is subject to:
- Taxes for the year 2024, a lien due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 570, subdividing lots in Plat Book 6900, Page 278, as amended in Book 7577, Page 553, 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 Book 7265, Page 655, as amended and restated in Book 7464, Page 969, and Book 7470, Page 126, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20030226-0025658, in the Register's Office for Davidson County, Tennessee.
- Covenants Rand Restrictions Enforcement of record in Instrument Number 20060126-0009811, in the Register's Office for Davidson County, Tennessee.
- Charter for HOA of record in Book 7483, Page 982, re-recorded in Book 7507, Page 67, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **635 Brentmeadow Circle, 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.

Witness my/our hand(s) this the 1 DAY OF NOVEMBER, 2024.

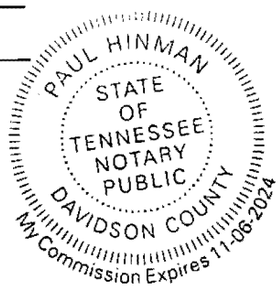
Benjamin Atakpu

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BENJAMIN ATAKPU, 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 1st of November, 2024.

Notary Public
My Commission Expires: _____
(SEAL)



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

Certificate of Authenticity

I, Holly A. Mason, 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 November 1, 2024.

Affiant Signature

11/1/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 1 day of November, 2024.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026