Karen Johnson Davidson County
Batch# 1201307 DEEDWARR
11/05/2024 11:21:30 AM 3 pgs
Fees: $18.00 Taxes: $1,073.00
20241105-0085804

WARRANTY DEED

KARLY PICKERIGN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

T-BR-24-614

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF NOVEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 9/21/25
(AFFIX SEAL)

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)
Sharon Palmer	**New Owner**	
(NAME)	(NAME)	**164-06-0B-135.00-CO**
2803 Berniece Drive		
(ADDRESS)	(ADDRESS)	
Champaign, IL 61822		
(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, **BRYSON MCGUIRE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **SHARON PALMER, 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:

Being all of Unit No. 92, on the plan of the Townhomes of Bradburn Village, Phase 3B, according to plat and survey appearing of record in Instrument No. 20180226-0017976, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete details of location and description of said lot.

Being the same property conveyed to Bryson McGuire, unmarried man by Warranty deed from John Thomas Faircloth, unmarried man of record in Instrument No. 20200710-0075822 Register's Office for Davidson County, Tennessee, dated June 24, 2020 and recorded on July 10, 2020.

This conveyance is subject to:
• Taxes for the year 2025 and thereafter, not yet due and payable.
• Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20060816-0101099; as amended and supplemented in Instrument Number 20070717-0084884; Instrument Number 20070817-0098536; and Instrument Number 20121109-0103798, Instrument No. 20170802-0078538, Instrument No. 20180226-0017976, Instrument No. 20180924-0094137 and Instrument No. 20180713-0068064, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons
• Storm Water Detention Agreement of record in Instrument Number 20060608-0068199, in the Register's Office for Davidson County, Tennessee.
• Easement to TN Telephone Co. DBA Telecom TDS of record in Instrument Number 20080807-0081447, in the Register's Office for Davidson County, Tennessee.
• Transmission Line Easement of record in Instrument Number 20020905-0107384 and Instrument No. 20020909-0109148, Book 5799, Page 662, in the Register's Office for Davidson County, Tennessee.
• Grant of Easement of record in Instrument Number 20070622-0074712, in the Register's Office for Davidson County, Tennessee.
• QCD of common areas to HOA of record in Instrument Number 20060823-0103545, in the Register's Office for Davidson County, Tennessee.
• Sanitary Sewer and/or Drainage Easement of record in Instrument Number 20080502-0045461, in the Register's Office for Davidson County, Tennessee.
• Waiver of Option Agreement of record in Instrument Number 20170802-0078535 and Termination of Right of First Refusal in Instrument No. 20170802-0078536, in the Register's Office for Davidson County, Tennessee.

• Assignment of Developers Rights of record in Instrument Number 20170802-0078538, in the Register's Office for Davidson County, Tennessee.
• Easement to Comcast of Nashville I, LLC of record in Instrument Number 20170206-0012425, in the Register's Office for Davidson County, Tennessee.
• Access, Utility & Drainage Easement Agreement of record in Instrument Number 20171229-0132505, in the Register's Office for Davidson County, Tennessee.
• Charter for HOA of record in Instrument Number 20060823-0103546 and Scrivener's Affidavit in Instrument No. 20171101-0111800, in the Register's Office for Davidson County, Tennessee.
• Easement to Colonial Pipeline Co. of record in Book 3644, Page 317 and Book 3670, Page 396, Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.
• TVA Line Easement of record in Book 4728, Page 63 and Book 4579, Page 913, in the Register's Office for Davidson County, Tennessee.
• Easement of record in Book 5799, page 662, Register's Office for Davidson County, Tennessee.
• Lease of record in Book 7810, page 637 in the Register's Office for Davidson County, Tennessee.
• Application for Greenbelt Assessment of record in Book 8979, Page 986, in the Register's Office for Davidson County, Tennessee.
• Rights and easements of adjoining landowners in and to any party wall(s) located on the insured parcel.
• 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: **614 Bradburn Village Circle, Antioch, Tennessee 37013**.

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.

Bryson McGuire

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRYSON MCGUIRE, 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: 11-325
(SEAL)

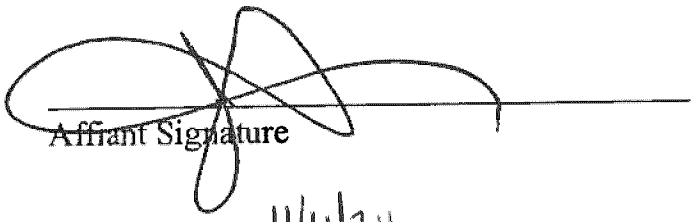
JOHN GLEAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

Certificate of Authenticity

I, J. Trent Lehman, 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 11/1/24.

Date



Affiant Signature

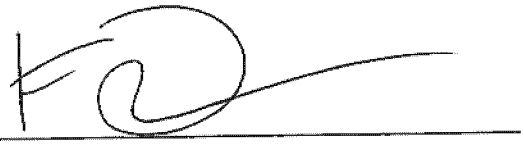
11/4/24

Date

State of Tennessee

County of Williamson

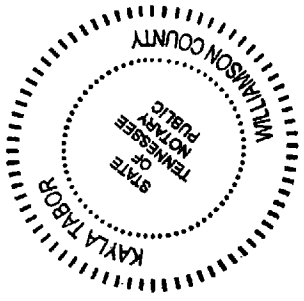
Sworn to and subscribed before me this 4 day of November, 2024.



Notary's Signature

My Commission Expires: 3/29/28

Date



Notary's Seal (if on paper)