Karen Johnson Davidson County
Batch # 1203550 DEEDWARR
11/13/2024 10:05:03 AM 2 pgs
Fees: $13.00 Taxes: $1,317.20
20241113-0088228

WARRANTY DEED

File No.: 2024-0455

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $356,000.00.

Affiant

Subscribed and sworn to before me on NOVEMBER 8, 2024.

NOTARY PUBLIC
MY COMMISSION EXPIRES: My Commission Expires: May 20, 2028

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:
ASHWORTH & RYE, PLLC
237 2nd Avenue South
Franklin, TN 37064

NAME/ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP - PARCEL NO.:
Lori Adams 8477 Lawson Drive Antioch, TN 37013	Lori Adams 8477 Lawson Drive Antioch, TN 37013	182-06-0A-347.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **JOANNA BRUNI (FORMERLY KNOWN AS JOANNA KORBER), AN UNMARRIED WOMAN**, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **LORI ADAMS**, hereinafter called **"GRANTEE,"** his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 284, as shown on the map entitled Final Plat for Cluster Lot Subdivision, Old Hickory Hills, Phase Three, Section Two, of record as Instrument No. 20070516-0058484, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOANNA KORBER, AN UNMARRIED WOMAN, by deed from GREENVALE CONSTRUCTION, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, of record in Instrument No. 20090806-0073820, dated July 31, 2009, said Register's Office.

This property having never been the marital residence of grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower or other marital rights or interests as contemplated by T.C.A. 26-2-301 or other similar statue therein.

The conveyance of the above-described parcel of land is subject to the following:

1. The current year's property taxes have been prorated and paid or are assumed by Grantee; Subsequent taxes are assumed by the Grantee, including rollback taxes, if any.
2. Easements, setback lines, and all other matters as set forth on the above plan of record.
3. Any zoning, easements, covenants, conditions, restrictions, and other matters of record as may affect the premises.

This is Improved property known as 8477 Lawson Drive, Antioch, TN 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, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind himself, his heirs and representatives, 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 hands on November 7, 2024.

Grantor:

Joanna Bruni

Joanna Bruni

STATE OF COLORADO

COUNTY OF Weld

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Joanna Bruni, an unmarried woman, 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 executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 7th day of November, 2024.

Melissa A Dusenberry

Notary Public

My Commission expires: 04/13/2028

Melissa A Dusenberry
Notary Public- State of Colorado
Notary ID 20204013567
My Commission Expires Apr 13, 2028