# WARRANTY DEED

Karen Johnson Davidson County
Batch# 1207762 DEEDWARR
11/21/2024 03:47:30 PM 3 pgs
Fees: $18.00 Taxes: $2,778.70
20241121-0091265

File #24-PA-1409-P

(SEAL)

MEGAN CRAWFORD
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $751,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF November, 2024.

Megan Crawford
Notary Public
MY COMMISSION EXPIRES: 10-25-26

**THIS INSTRUMENT WAS PREPARED BY AND RETURN TO**

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Radhakanta K. Mishra** | **New Owner** | |
| (NAME) | (NAME) | **155 16 0A 326.00** |
| 1409 Trace Ridge Lane | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37221 | | |
| (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,

HUEY P. BRANTLEY, JR., AN UNMARRIED PERSON,

hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto

RADHAKANTA MISHRA AND GITA MISHRA, HUSBAND AND WIFE,

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. 3, on the Plan of TRACESIDE, SECTION NINE, of record in Instrument No. 20000103-0000455, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Huey P. Brantley, Jr. and wife, Mary Clarissa Brantley, by Warranty Deed from Centex Homes, a Nevada General Partnership, of record in Instrument No. 20000802-0076238, in the Register's Office of Davidson County, Tennessee, dated July 28, 2000, and recorded on August 02, 2000. The said Mary Clarissa Brantley died on January 13, 2024, leaving Huey P. Brantley, Jr. as surviving tenant by the entirety.

This conveyance is subject to:
* Property Taxes for the year 2024 and all subsequent years.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TRACESIDE, SECTION NINE, as recorded in Instrument No. 20000103-0000455.
*Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOUNDARY AND SUBDIVISION PLAT TRACESIDE, as recorded in Plat Book 7900, Page(s) 705.
*Declaration of Covenants, Conditions and Restrictions recorded in Book 9236, Page 504, amended and restated in Book 9435, Page 493 and Book 9677, Page 675.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ unimproved __X___ improved property known as: 1409 Trace Ridge Lane, Nashville, TN 37221.

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.

Huey P. Brantley, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of October, 2024, before me personally appeared Huey P. Brantley, Jr., to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 30th day of October, 2024.

Notary Signature
My commission expires:

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

**True Copy Certification**

I, Yvette Meldrum, 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 14, 2024

Signature
November 14, 2024
State of Tennessee
County of Williamson,
Sworn to and subscribed before me this November 14, 2024

Notary's Signature

My Commission Expires: 10-25-26

MEGAN CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY