THIS INSTRUMENT PREPARED BY:
Music City Title & Escrow, Inc.
4301 Hillsboro Pike, Suite 110
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch# 1246238 DEEDWARR
03/14/2025 11:38:30 AM 3 pgs
Fees: $18.00 Taxes: $1,461.50
20250314-0018886

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Cortez D. Bradford and Marquitta L. Bradford 5133 Singing Hills Drive Nashville, TN 37013	NEW OWNER	176-01-0A-084.00-CO

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kendrick Bates, an unmarried man** ("Grantor"), has bargained and sold, and by these presents does hereby transfer, warrant and convey unto **Cortez D. Bradford and Marquitta L. Bradford,** husband & wife, ("Grantee") all of our/my right, title and interest in and to that certain real property known as 5133 Singing Hills Drive, Nashville, TN 37013 , together with all rights, privileges and appurtenances thereto and any improvements thereon as more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Final Plat, The Estates of Hickory Woods of record in Plat at Instrument No. 20010412-0036163, 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 Kendrick Bates, unmarried man, by Warranty Deed from Sylvia Snell and husband, Ronald Snell, Jr. of record in Instrument No. 20170911-0093034 Register's Office for Davidson County, Tennessee, dated September 06, 2017 and recorded on September 11, 2017.

This is improved (X) unimproved ( ) property known as 5133 Singing Hills Drive, Nashville, TN 37013.

This conveyance is subject to all restrictions, easements and planning documents of record.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

In Witness Whereof, he/she/they/it, the said, **Grantor**, hereunto set by hands and seals this 7 day of March, 2025.

Kendrick Bates

STATE OF Texas

COUNTY OF Collin

On this 7th day of March, 2025, before me personally appeared Kendrick Bates, 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 7th day of March, 2025.

Notary Signature
My commission expires: 01/23/2029

GUILLERMO PRESBURGER
Notary ID #130979208
My Commission Expires
January 23, 2029

AFFIDAVIT OF VALUE

STATE OF TN
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee pursuant to Tenn. Code. Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $395,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 12th day of March, 2025.

Notary Public
My commission expires: 9-7-2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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 3/12/25

Affiant Signature

3/12/25
Date

State of TN
County of Davidson

Sworn to and subscribed before me this 12 day of March, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 7-3-28

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028