Send Tax Bills To:
Linda Wade
1808 Hickory Lawn Court
Antioch, TN 37013

This Instrument Prepared By:
Cedar City Title, LLC
142 Public Sq, Ste F
Lebanon, TN 37087

New Owners:
Linda Wade
1808 Hickory Lawn Court
Antioch, TN 37013

Space for Recorders Stamp

Karen Johnson Davidson County
Batch# 1259845 DEEDWARR
04/14/2025 02:22:30 PM 4 pgs
Fees: $23.00 Taxes: $710.40
20250414-0028184

Map & Parcel No: 176-02-0-048.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **ONE HUNDRED NINETY TWO THOUSAND AND 00/100 ($192,000.00)** cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Daniel Bradley, Danielle Bradley and Shaunda Bradley, Heirs of The Estate of Daniel L Bradley** "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Linda Wade, a single woman,** "the Grantees," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 232 on the Plan of Section 18, Peppertree Forest of record in Plat Book 8250, Page 260, 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 Daniel L. Bradley, unmarried by Warranty Deed from William L. Whitfield and wife, Brenda Whitfield of record in Book 10623, page 131, Register's Office for Davidson County, Tennessee, dated September 23, 1997 and recorded on September 26, 1997. Daniel L. Bradley dies intestate on September 21, 2024 in Davidson County, Tennessee, leaving only three (3) heirs at law, Danielle Bradley, Daniel Bradley and Shaunda Bradley. Probate fore the Estate of Daniel L. Bradley was opened in the Seventh Circuit Court of Davidson County, Tennessee (Proebate Division) on November 21, 2024, Docket No. 24- P-2405 and Shaunda Bradley was appointed Administrator of the Estate.

This is _X__IMPROVED ___UNIMPROVED property known as 1808 Hickory Lawn Court, Antioch, TN 37013.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

TO HAVE AND TO HOLD said tract or parcel of land, with all rights, improvements, appurtenances, estate, title, easements, and interest unto said Grantees, their heirs, successors and assigns, forever.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 11th day of April, 2025 .

Estate of Daniel L Bradley

By: Daniel L Bradley

Daniel Bradley

By: Danielle Bradley

Danielle Bradley

By: Shaunda Bradley

Shaunda Bradley

STATE OF TENNESSEE
COUNTY OF Wilson

On this 11th day of April, 2025, before me personally appeared Daniel Bradley, Danielle Bradley, and Shaunda Bradley, Heirs of The Estate of Daniel L Bradley, 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 11th day of April, 2025.

Danielle Imbaratto

Notary Signature

My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under 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 192,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF WILSON

Sworn to and subscribed before me this 11th day of April, 2025.

Notary Signature
My commission expires:

DANIELLE IMBARATTO
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMMISSION EXPIRES 12-1-2025

Tennessee Certification of Electronic Document

I, Pat White, 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 4-11-25. (Date of document)

Affiant Signature

April 11 2025
Date

State of Tennessee

County of Wilson

Sworn to and subscribed before me this 11th day of April, 2025.

Notary signature

My commission expires:

CHASE OWENS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires 10-25-2027