Karen Johnson Davidson County
Batch# 1260228 DEEDWARR
04/15/2025 11:53:30 AM 3 pgs
Fees: $18.00 Taxes: $1,591.00
20250415-0028691

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT250300025

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$430,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 10th day of April, 2025.

Notary Public

MY COMMISSION EXPIRES: 10/24/28

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Turner **6013 Elijah Ct.** **Hermitage, TN 37076**		**087-09-0-127.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

William Steven Bridges and Kathryn Bridges, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Ruby Turner, A Single Woman

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND located in Davidson County, Tennessee, being all of Lot No. 72 on the Plan of Final Plat of New Hope Estates, Phase Three, of record in Plat Book 9700, Page 494, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to William Steven Bridges and Kathryn Bridges, husband and wife, by Quitclaim Deed from William Steven Bridges, who originally acquired title as a single man, now married to Kathryn Bridges, dated 5/21/2021 and recorded 5/28/2021 in Instrument No. 20210528-0072438; and the same property previously conveyed to William Steven Bridges, a single man, by Warranty Deed from Gregory L. Stiles, an unmarried man, dated 4/28/2016 and recorded 5/3/2016 in Instrument No. 20160503-0043339, Register's Office for Davidson County, Tennessee

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **6013 Elijah Ct., Hermitage, TN 37076**
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever, and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 10th day of April, 2025.

William Steven Bridges

Kathryn Bridges

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William Steven Bridges and Kathryn Bridges the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt Juliet, Tennessee, this 10th day of April, 2025.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 11-22-2025

Tennessee Certification of Electronic Document

I, Abby L Woodward, 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 4.10.25 (date of document).

Affiant Signature

April 11, 2025
Date

State of Tennessee

County of Sumner

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

Notary's Signature

NOTARY'S SEAL

MY COMMISSION EXPIRES: 10/24/28