Karen Johnson Davidson County
Batch# 1260752 DEEDWARR
04/17/2025 09:44:30 AM 3 pgs
Fees: $18.00 Taxes: $1,110.00
20250417-0029366

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2025.

Notary Public

My commission expires: 9-7-26

TERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
174 Saundersville Rd, Ste 102, Hendersonville, TN. 37075

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Poora Properties and/or Assign	SAME	042-09-0-036.00
117 Vaughns Gap Road		
Nashville, TN 37205		

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Joyce Lynn Bridges, married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Poora Properties and/or Assign

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Being Lot No. 3 on the Map of Kemper Heights, Subdivision, Section 1, as of record in Book 2331, Page 65 and 66, said Registers office. Said Lot No. is described as follows: Beginning at a point on the southerly margin of Old Hickory Boulevard, the common corner of Lots 2 and 3; thence in a southerly direction along the line between said Two Lots, 214.7 feet to a point; thence in a westerly direction along the line between Lots 3 and 4, 213.4 feet to a point on the easterly margin of Arta Drive; thence in a northerly direction along the margin of said Drive, 150 feet to a point; thence continues around a curve, in a northerly and easterly direction 39.27 feet to a point on the southerly margin of Old Hickory Boulevard; thence in an easterly direction, along the margin of said Boulevard, 175 feet to the point of Beginning.

Being the same property conveyed to Joyce Lynn Bridges by Quit Claim Deed from Gay Hurst, Thomas Ellis and Joyce Lynn Bridges a/k/a Joyce Lynn Garton, heirs of Evelyn Smiley Ellis of record in Instrument No. 20071219-0145799 Register's Office for Davidson County, Tennessee, dated December 19, 2007 and recorded on December 19, 2007. Robert Ellis deceased on or about December 13, 2004. Evelyn Smiley Ellis deceased on or about September 6, 2007. This was never a marital residence for Joyce Lynn Bridges.

Being a portion of the same property conveyed to Joyce Ellis Bridges by Warranty Deed from Robert E Ellis joined by his wife, Evelyn S. Ellis of record in Instrument No. 20001031-0107776 Register's Office for Davidson County, Tennessee, dated October 23, 2000 and recorded on October 31, 2000. See Order recorded at Instrument Number 20030310-0030939 terminating this deed in its entirety.

Being the same property conveyed to Robert E Ellis, married by Warranty Deed from Martha J Hickman of record in Book 10927, page 64, Register's Office for Davidson County, Tennessee, dated May 8, 1998 and recorded on May 12, 1998.

This is improved property known as **101 Arta Dr., Madison, TN 37115.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS 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, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and binds 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 15th day of April, 2025.

Joyce Lynn Bridges

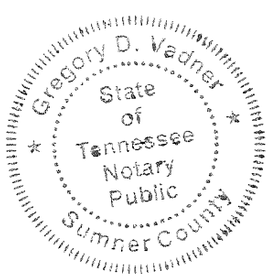
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Joyce Lynn 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, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 15th day of April, 2025.

Notary Public
My Commission Expires: 3-23-27

Lenders Title Company File No. 25-000911-626



CERTIFICATE OF AUTHENTICITY

I, Sheila Ivey, do hereby make oath that I am a licensed attorney and/or 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 4/15/, 2025.

Affiant
Date: April 16,2025.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16 day of April,2025.

Notary Public Theresa L. Smith

My Commission Expires: 9-7-2026

