RECORD AND RETURN TO:
Limestone Title, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: LTL-29402-25

Karen Johnson Davidson County
Batch# 1265931 DEEDWARR
04/30/2025 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20250430-0033264

WARRANTY DEED

ALYSSA ESKOW STATE OF TENNESSEE NOTARY PUBLIC MONTGOMERY COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 day of April 205.

NOTARY PUBLIC

My commission expires: 4/18/2026

THIS INSTRUMENT PREPARED BY:
Limestone Title, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Alan Meyer and Alejandra Gallegos 1809 Delta Ave. Nashville, TN 37208	Same address as new owner	081-08-3H-002-00 CO

FOR AND IN CONSIDERATION of the sum of FIVE HUNDRED SIXTY FIVE THOUSAND AND 00/100 Dollars ($565,000.00) and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **AUSTIN PATRICK BRAGDON, A MARRIED MAN**, hereinafter called the Grantor(s), has bargained and sold and by these presents do hereby transfer and convey unto, **CHRISTOPHER ALAN MEYER AND ALEJANDRA GALLEGOS, HUSBAND AND WIFE***, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

*as joint tenants with rights of survivorship

Lying and being in Davidson County, Tennessee, and being Unit B of Delta Avenue Residences II, as established by the Declaration of Covenants, Conditions, and Restrictions for Delta Avenue Residences II (incorrectly referred to as Delta Avenue Residences I on the previous deed) of record in Instrument #20170829-0088454, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Austin Patrick Bragdon, a married man, from Jean Lafitte Designs, LLC, a Tennessee limited liability company, by Warranty Deed dated March 22, 2019 and recorded March 26, 2019 in Instrument #20190326-0027222, said Register's Office. The said Erika Glover hereby joins in this conveyance to waive any marital rights granted to a spouse by law, in said property.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

This is improved property, known as: 1809 Delta Avenue, Nashville, TN 37208.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the current year property taxes, which taxes are being prorated between the parties.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this 24th day of April, 2025

GRANTOR(S)

Austin Patrick Bragdon

Erika Glover

STATE OF South Carolina
COUNTY OF Richland

Personally appeared before me, a Notary Public, Austin Patrick Bragdon and Erika Glover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24 day of April 2025.

VaToya Edwards
Notary Public - State of South Carolina
My Commission Expires
03/29/2033

Notary Public

VaToya Edwards
Printed Notary Name

My commission expires: 03-29-2033

Certificate of Authenticity

I, Joshua A. Terry, 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 4/24/2025.

Affiant Signature – Joshua A. Terry

4/30/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/30/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27