PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Karen Johnson Davidson County
Batch# 1280562 DEEDWARR
06/02/2025 02:03:30 PM 3 pgs
Fees: $18.00 Taxes: $2,693.60
20250602-0043165

Ivey Title, LLC Ref: (LM) Title No.: 64061
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jessica McClure Frady Travis Lee Frady 4249 Stone Hall Boulevard Hermitage, TN 37076	**New Owner**

TAX MAP PARCEL NUMBERS: 085040A25700CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$728,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Jason Bransford and Andrea Bransford, husband and wife**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Jessica McClure Frady and Travis Lee Frady, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 257 on the Plan of The Reserve at Stone Hall, Phase I, Section 2B (formerly Eversong at Ravenwood), of record in Inst. No. 20131014-0107217, Register's Office for said County, to which Plan reference is made for a more complete description.

Being the same property conveyed to John Jason Bransford and Andrea Bransford, husband and wife, by Warranty Deed from Hans Schlegel and Laura Schlegel, husband and wife, dated November 5, 2020 and recorded on November 6, 2020, of record in Inst. No. 20201106-0130803, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2025 and subsequent years; The Plan of record in Instrument No. 20131014-0107217, said Register's Office, shows an owner's certificate, a minimum building setback line(s) and easement(s) to which plan reference is hereby made for a more complete description. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20120202-0009628; Instrument No. 20120207-0011118; and, Instrument No. 20161013-0108472, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars. Inspection and Maintenance Agreement for private stormwater management facilities of record in Instrument No. 20120730-0066771, said Register's Office. Stormwater Detention Agreement of record in Instrument No. 20070730-0089806, said Register's Office.

This is improved property, known as 4249 Stone Hall Boulevard, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 2nd day of June, 2025.

John Jason Bransford **Andrea Bransford**

State of Tennessee

County of Davidson

On this 2nd day of June, 2025 before me the undersigned authority, personally appeared John Jason Bransford and Andrea Bransford, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2028

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $728,000.00.

Affiant

Sworn and subscribed before me this 2nd day of June, 2025.

Notary

My Commission Expires: 5-9-26

MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Tennessee Certification of Electronic Document

I, Ashlynn Hengemihle, 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 6.2.25.

Affiant Signature

6.2.25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 2 day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON