Name and Address of New Owner:
Michael S. Anderson
26815 Smith Avenue
Ardmore, TN 38449

Send Tax Bills To:
Same as new owner

Karen Johnson Davidson County
Batch# 1281967 DEEDWARR
06/06/2025 10:25:30 AM 3 pgs
Fees: $18.00 Taxes: $684.50
20250606-0044623

This Instrument Prepared By:
Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 128-13-0A-252.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Christopher Bradshaw, an unmarried man**, "the Grantor," has this day bargained and sold and by these presents hereby sells, gives, transfers and conveys unto **Michael S. Anderson, a married man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Condominium Unit 252 on the Plan of Westfield Condominiums, as of record in Book 6250, Page 590, Register's Office for Davidson County, Tennessee, said project having been established as a Horizontal Property Regime by Master Deed and Declaration and By-Laws of record in Book 6678, Page 771, Book 6736, Page 110, Book 6801, Page 962, Book 6831, Page 982, Book 7271, Page 256, Book 6678, Page 802, and Book 6736, Page 110, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Christopher Bradshaw, unmarried man, by Warranty Deed from Kelli Lannom and Michael Lannom, wife and husband, of record in Instrument No. 20180109-0002890, Register's Office for Davidson County, Tennessee, dated January 8, 2018 and recorded on January 9, 2018.

Being improved property known as 252 Westfield Drive, Nashville, Tennessee 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

NOTES, EASEMENTS, BUILDING SETBACK LINES AND ALL MATTERS INCLUDING APPLICABLE CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, ETC., AS SHOWN ON THE RECORDED PLAT; ALL OTHER EASEMENTS AND RESTRICTIONS OF RECORD AND EASEMENTS THAT WOULD BE MADE VISIBLE BY AN INSPECTION OF THE PREMISES; ANY GOVERNMENTAL ZONING AND SUBDIVISION ORDINANCES OR REGULATIONS IN EFFECT THEREON; THE ACCURACY OF THE INDEX BOOK OF THE SAID REGISTER'S OFFICE; AND ANY OTHER MATTERS WHICH AN ACCURATE SURVEY OF THE PROPERTY MIGHT DISCLOSE.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenant that he 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. 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, Grantor has caused this Warranty Deed to be executed on the 4th day of June, 2025.

_____ (SEAL)
Christopher Bradshaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Christopher Bradshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Witness my hand and seal this 4th day of June, 2025.

_____
Notary Public
My commission expires: 11/28/27

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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 $185,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
(Affiant)

Sworn to and subscribed before me this
4th day of June, 2025.

ASHLYNN HENGEMIHLE TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

_____
Notary Public
My commission expires: 11/28/27

File No. GNT-25-4037

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 6-4-25.

Affiant Signature

6-4-25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 4th day of June, 2025.

Notary Signature

My Commission Expires: 5-9-26

