Karen Johnson Davidson County
Batch# 1305093 DEEDWARR
08/01/2025 02:07:30 PM 3 pgs
Fees: $18.00 Taxes: $925.00
20250801-0061254

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P25-8607-WE

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2028

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 250,000.00.

Carmen Katrina Cook-Sims
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July, 2025.

Notary Public

MY COMMISSION EXPIRES: 7-3-28

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carmen Katrina Cook-Sims	New Owner	
602 Bradburn Village Circle		164-06-0B-141.00-CO
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Kyle Christian Michael and Cassandra Michael a/k/a Cassandra Ann Michael, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carmen Katrina Cook-Sims, 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 in Davidson County, Tennessee, being Unit No. 98 on the plan of The Townhomes of Bradburn Village, Phase Three, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20121109-0103798, 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 Kyle Christian Michael and Cassandra Ann Michael, husband and wife by Warranty Deed from Nadia D. Saint Louis, an unmarried person of record in Instrument No. 20210615-0080459 Register's Office for Davidson County, Tennessee, dated June 11, 2021 and recorded on June 15, 2021.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by 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 governmental and zoning regulations.

This is __ unimproved _X_ improved property known as 602 Bradburn Village Circle, Antioch, TN 37013

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 the 30 day of July, 2025.

Kyle Christian Michael

Cassandra Michael

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kyle Christian Michael**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of July, 2025.

CLAUDINE MARIE BEAUCHEMIN
Notary Public - Rhode Island
Notary ID 767093
My Commission Expires Jun 21, 2029

My Commission expires: 6/21/2029
Commission ID 767093

Claudine Marie Beauchemin
Notary Public

CLAUDINE MARIE BEAUCHEMIN
Notary Public - Rhode Island
Notary ID 767093
My Commission Expires Jun 21, 2029

STATE OF Rhode Island
COUNTY OF Providence

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Cassandra Michael**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 30 day of July, 2025.

My Commission expires: 6/21/2029
Commission ID 767093

Claudine Marie Beauchemin
Notary Public

Certificate of Authenticity

I, Holly A. Mason, 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 July 31, 2025.

Affiant Signature

7/31/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 31 day of July, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY