Karen Johnson Davidson County
Batch# 1317843 DEEDWARR
09/03/2025 01:11:30 PM 3 pgs
Fees: $18.00 Taxes: $185.00
20250903-0070320

This instrument was prepared by Jack Franklin, Attorney at Law,
10 East Bockman Way, Sparta, Tennessee 38583

WARRANTY DEED

THIS INDENTURE made and entered into this the 6th day of June 2025, by and between ELIJAH EUGENE GREEN, hereinafter referred to as the GRANTOR, and EDITH BRADLEY, hereinafter referred to as the GRANTEE.

WITNESSETH:

That for and in consideration of the sum of FIFTY THOUSAND DOLLARS and 00/100 ($50,000.00), cash in hand this date paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said GRANTOR has this day bargained and sold and by these presents does transfer and convey unto the said GRANTEE, her heirs and assigns, the following described tract or parcel of land to-wit:

Map 136-07-1 Parcel 057.00

Land in Davidson County, Tennessee, Being Lot No. 67 on the Plan of Priest Lake Park, Section Two, as of record in Plat Book 4175, Pages 56, 57, and 58, said Register's Office for said County, to which reference is made for a more complete description.

Prior conveyances of this property are recorded in an Affidavit of Heirship as instrument number 20181011-0100730 and by deed recorded as instrument number 20031105-0162037 in the Register's Office of Davidson County, Tennessee.

** Send tax notices to Grantee at 1073 Hickory Valley Rd, Sparta, TN 38583.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said GRANTEE, her heirs and assigns, forever; and the said GRANTOR does covenant with the said GRANTEE that he is lawfully seized and possessed of said land in fee simple; has a good and lawful right to convey same, and that the same is unencumbered.

The GRANTOR further covenants and binds himself, his heirs and representatives, to warrant and forever defend the title to said land to the said

GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND on this the day and date first above written.

ELIJAH EUGENE GREEN

STATE OF TENNESSEE
COUNTY OF WHITE

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainor, ELIJAH EUGENE GREEN, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office in Sparta, Tennessee, on this the 6th day of June 2025.

JACK FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

My commission expires: 3/25/26

NOTARY PUBLIC

FORM FOR OATH

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property or interest in the property transferred, whichever is greater, is $50,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me this the 6th day of June 2025.

JACK FRANKLIN STATE OF TENNESSEE NOTARY PUBLIC WHITE COUNTY

My commission expires: 3/25/26

NOTARY PUBLIC or REGISTER

Tennessee Certification of Electronic Document

I, Jennifer Russell, 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 6/6/25 (date of document).

Jennifer Russell
Affiant Signature

9/2/25
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 2nd day of ~~August~~ September, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 10/24/2028

NOTARY'S SEAL

