This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number: 1-24832-MC

Karen Johnson Davidson County
Batch# 1329414 DEEDWARR
10/02/2025 08:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,480.00
20251002-0078404

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $400,000.00.

Kirsten Vorden
Affiant

Subscribed and sworn to before me, this the 29th day of September, 2025.

Rachel Marie Collins
Notary Public
My Commission Expires: 3.21.2028

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Bruce L. Downey and Deborah H. Downey 504 Bradford Hills Place Nashville, TN 37211.	New Owner	172 12 0A 166.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brayden Huskey, a married woman,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Bruce L. Downey and Deborah H. Downey, husband and wife**, hereinafter called the Grantee(s), his/her/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 all of Lot No. 103, SECTION SIXTEEN, BRADFORD HILLS, as shown on survey and plat appearing of record in Plat Book 7900, Page 908, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Brayden Huskey, an unmarried woman, by Warranty Deed from Lauren E. Roman, an unmarried person, of record in Instrument No. 20200615-0061286, in the Register's Office of Davidson County, Tennessee, dated June 03, 2020, and recorded on June 15, 2020.

This property is not a primary residence of the Grantor and as such is not subject to any homestead, dower or other marital interest.

This is ☒ improved or ☐ unimproved property located at: **504 Bradford Hills Place, Nashville, TN 37211.**

This conveyance is made subject to 1) Property taxes for the year 2026 and thereafter, a lien not yet due and payable. The 2025 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever 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 executed this instrument on this 29th day of September, 2025.

GRANTOR:

Brayden Huskey

Brayden Huskey

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Brayden Huskey**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of September, 2025.

JAKE MOORE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

Notary Public
My Commission expires: 9-21-26

I, Kirsten Virden, 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 09/29/2025 (date of document).

Kirsten Virden

Affiant Signature

Date: 09/29/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 29 day of September 2025.

Rachel Marie Collins

Notary's Signature

MY COMMISSION EXPIRES: 3-21-2028

Notary's Seal (if on paper)

