Karen Johnson Davidson County
Batch# 1332380 DEEDWARR
10/09/2025 02:00:30 PM 4 pgs
Fees: $23.00 Taxes: $925.00
20251009-0080878

WARRANTY DEED

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY

STATE OF TENNESSEE
COUNTY OF [illegible]

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 3/22/26
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2025-GTE-446

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Abosede Okeyode	Same as new owner	164 06 0B 101.00
(NAME)	(NAME)	
617 Bradburn Village Circle		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Jeramy Freeman, a married man** (the "**Grantor**"), has bargained and sold, and by these presents does hereby transfer, grant and convey to **Abosede Okeyode, a single woman** (the "**Grantee(s)**"), their heirs and assigns, that certain parcel of land in Davidson County, State of Tennessee, described on Exhibit "A", attached hereto and incorporated herein (the "**Property**").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to (1) real property taxes for 2025 and subsequent years, a lien not yet due and payable, (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) any building restrictions, and (6) any unrecorded easements, or those imposed by operation of law (the "**Permitted Exceptions**").

This is improved property located at 617 Bradburn Village Circle, Nashville, TN 37013.

TO HAVE AND TO HOLD the Property with all the appurtenances, estate, title, and interest thereunto belonging or in any wise appertaining unto the Grantee(s), their successors and assigns, in fee simple forever.

Grantor covenants with Grantee(s) that Grantor is lawfully seized and possessed of the Property in fee simple and has a good right to convey the Property. Grantor further covenants with Grantee(s) that the Property is free from all encumbrances, except for the Permitted Exceptions. Grantor further covenants and binds himself, and his heirs and assigns, to warrant and forever defend the title to the Property to Grantee(s), their heirs and assigns against the lawful claims of all persons, subject to the Permitted Exceptions.

Grantor covenants with Grantee that Grantor owns the Property as Grantor's sole and separate property, and that the Property has never been a marital residence and as such is not subject to any homestead, dower, or other marital interest.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed the 8th day of October, 2025.

GRANTOR:

Jeramy Freeman

STATE OF Missouri)

COUNTY OF St. Louis)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Jeramy Freeman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 8th day of October, 2025.

TAMMY RENE HYDE LEE
Notary Public - Notary Seal
St. Louis City - State of Missouri
Commission Number 11234440
My Commission Expires Aug 26, 2027

Notary Public

My Commission Expires: 08/26/2027

EXHIBIT "A"

DESCRIPTION OF THE PROPERTY

That certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Antioch, and being described as follows, to-wit:

Being all of Unit No. 58, on the plan of THE TOWNHOMES OF BRADBURN VILLAGE, PHASE 3B, as shown on Exhibit A of the Supplementary Declaration to Amended and Restated Declaration of Covenants, Conditions and Restrictions for the Townhomes of Bradburn Village, of record in Instrument No. 20180226-0017976, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeramy Freeman, a single man, by Warranty Deed from Ole South Properties, Inc., a Tennessee Corporation, of record in Instrument No. 20190404-0030690, in the Register's Office of Davidson County, Tennessee, dated March 29, 2019 and recorded on April 04, 2019.

TRUE COPY CERTIFICATION

Required under T.C.A. § 66-24-101(d)(3) after July 1, 2021

I, Meredith Berryhill *(custodian's name)*, 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 October 8, 2025 *(date of document)*.

Custodian's Signature 10/9/25 date

STATE OF TENNESSEE
COUNTY OF Rutherford

Sworn to and subscribed before me this 9th day of October, 2025.

Notary Public

MY COMMISSION EXPIRES: 2/29/28

TONJA COX
STATE OF TENNESSEE NOTARY PUBLIC
TROUSDALE COUNTY