

GF#21060883

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

## WARRANTY DEED

**Date:** February 25, 2021

**Grantor:** Brittanie Marie Gaas, now known as Brittanie Meek and Taylor Ryan Meek, married to each other

**Grantor's Mailing Address (including county):**

3706 N FM Hwy 46  
Franklin, TX 77856  
County

**Grantee:** Ami Chalmers Bradner

**Grantee's Mailing Address (including county):**

2609 Jason Drive  
Taylor, TX 76374  
Williamson County

**Consideration:**

For the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to the undersigned paid by the Grantee herein named, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

**Lot 6, Block A, MALLARD PARK, PHASE 1, City of Taylor, Williamson County, Texas, according to the map or plat thereof recorded in Cabinet Z, Slides 74-75, Plat Records, Williamson County, Texas.**

**Reservations from and Exceptions to Conveyance and Warranty:**

Easements, rights-of-way, and prescriptive rights of record; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; rights of adjoining owners in any walls and fences situated on a common boundary; any discrepancies, conflicts, or shortages in area or boundary lines, any

encroachments or overlapping of improvements; all rights, obligations, and other matters emanating from and existing by reason of the creation, establishment, maintenance, and operation of any applicable governmental district, agency, authority, etc. taxes for current year, the payment of which Grantee assumes.

Grantor for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor hereby binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to warranty.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 25 day of February, 2021.

*Brittanie Meek*

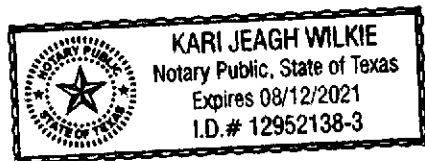
Brittanie Marie Gaas, now known as Brittanie Meek

*Taylor Ryan Meek*

Taylor Ryan Meek

STATE OF TEXAS  
COUNTY OF williamsu

This instrument was acknowledged before me on the 25 day of February, 2021, by **Brittanie Marie Gaas, now known as Brittanie Meek and Taylor Ryan Meek.**



*Kari Jeagh Wilkie*  
Notary Public, State of Texas  
Notary's name (printed):  
Notary's commission expires:

AFTER RECORDING RETURN TO:

LONGHORN TITLE COMPANY  
309 North Main Street  
Taylor, TX 76574

Return to  
*Longhorn Title Co., Inc.*  
309 N. Main  
Taylor, TX 76574

**ELECTRONICALLY RECORDED  
OFFICIAL PUBLIC RECORDS**

**2021026513**

Pages: 3 Fee: \$25.00  
02/26/2021 08:14 AM



*Nancy E. Rister*

Nancy E. Rister, County Clerk  
Williamson County, Texas