THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200728489**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $449,900.00. Affiant Subscribed and sworn to before me, this 12th day of August, 2020. Notary Public My Commission Expires:

Karen Johnson Davidson County
Batch# 455810 DEEDWARR
08/13/2020 10:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,664.63
20200813-0090642

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner: Alex Little 5908B Carl Place Nashville TN 37209	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 091 06 0V 002.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mallory Bradley and Corey Bradley, wife and husband** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Alex Little, a single man**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit No. B of 5908 Carl Place Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 5908 Carl Place Townhomes, a Horizontal Property Regime, of record in Instrument Number 20151118-0117194, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "B" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Mallory Bradley and Corey Bradley, wife and husband, by Warranty Deed from VBS Holdings, a Tennessee general partnership, of record in Instrument No. 20161019-0110472, in the Register's Office of Davidson County, Tennessee, dated October 17, 2016 and recorded on October 19, 2016.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of West Park Addition, as recorded in Plat Book 2330, Page(s) 39.

Declaration of Covenants, Conditions and Restrictions recorded in Instrument No. 20151118-0117194.

Covenants, Conditions and Restrictions as set forth in Protective Covenants recorded in Book 2437, Page 59 and amendment recorded in Book 2446, Page 351.

Rights of others in and to any party walls located on the subject property.

This is improved property located at 5908B Carl Place Nashville, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 12th day of August, 2020.

Mallory Bradley

Corey Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Mallory Bradley and Corey Bradley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of August, 2020.

Notary Public

My Commission Expires: _____

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

True Copy Certification

I, **Jennifer Pennell,** do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Dickson

Personally appeared before me, **Frances Wymonett Rose,** a notary public for this county and state, **Jennifer Pennell** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 2/22/2022

