Karen Johnson Davidson County
Batch# 522039 DEEDWARR
11/30/2020 11:08:41 AM 2 pgs
Fees: $13.00 Taxes: $1,516.63
20201130-0138861

This instrument was prepared by:
DLO Title, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020100021

R. MARK DOUGALL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-08-2023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $409,900.00

Sworn to and subscribed before me this 25th day of November, 2020.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
William Zachary Bradshaw		053-030-112.00
1300 Elliston Street	New Owner	
Old Hickory, TN 37138		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Nashville Property Holdings, LLC, a TN limited liability company** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **William Zachary Bradshaw and Tiler Rae Bradshaw, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of Village of Old Hickory, Section "C" of record in Plat Book 1424, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Celine Crumpton by QuitClaim deed from Michael Crumpton of record in Instrument No. 20091016-0096055 Register's Office for Davidson County, Tennessee, dated September 23, 2009 and recorded on October 16, 2009.

Being the same property conveyed to The Property Sisters, LLC, a Tennessee limited liability company by Warranty deed from Celine Crumpton, an unmarried woman of record in Instrument No. 20181205-0118782 Register's Office for Davidson County, Tennessee, dated November 19, 2018 and recorded on December 05, 2018.

Being the same property conveyed to Nashville Property Holdings LLC, a Tennessee Corporation by QuitClaim deed from The Property Sisters, LLC, a Tennessee Corporation of record in Instrument No. 20200529-0055531 Register's Office for Davidson County, Tennessee, dated May 021, 2020 and recorded on May 29, 2020.

This is improved property known as **1300 Elliston Street, Old Hickory, TN 37138.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the plural shall include the singular, the singular the plural, and the use of any gender is applicable to all genders.

WITNESS my hand, this 25th day of November, 2020.

Nashville Property Holdings, LLC, a TN limited liability company

BY: _____
Shannon Franklin, Member

STATE OF TENNESSEE
COUNTY OF FRANKLIN

Before me, the undersigned, a Notary Public of the state and county aforesaid, personally appeared Shannon Franklin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the sole member of Nashville Property Holdings, LLC, the within named bargainor, a limited liability company, and that as such, executed the foregoing instrument for the purpose therein contained by signing Nashville Property Holdings, LLC, a TN limited liability company by Shannon B. Franklin, Sole Member.

Witness my hand and seal, this 25th day of November, 2020.

_____
Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023