This Instrument Prepared By:

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Karen Johnson Davidson County
Batch# 652582 DEEDWARR
06/09/2021 11:24:30 AM 5 pgs
Fees: $28.00 Taxes: $1,128.50
20210609-0077412

WARRANTY DEED

THIS DEED, made and entered into on this the 26 day of May, 2021, by and between **NASHWOOD REAL ESTATE, INC., A TENNESSEE CORPORATION,** party of the first part, and **BRADLEY FREY, A SINGLE MAN,** party of the second part;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby grant, bargain, sell, transfer, and convey unto the party of the second part, the following described land, to-wit:

Land in the 9th Council District of Davidson County, Tennessee, being Lot No. 125 on the unrecorded map showing John W. Anderson's Subdivision of Tracts 1 and 13, Anderson Estates, Section 1 (Book 1130, page 37, Register's Office for said County) described as follows:

Beginning at an iron rod (new) on the westerly margin of McArthur Drive (50-foot-wide public right-of-way), said rod being the northeast corner of the William W. Massey Land (Book 5128, page 929, R.O.D.C., TN) and being located North 05 degrees, 27 minutes, 06 seconds East, 125.0 feet from the northerly margin of Roosevelt Avenue; thence leaving said McArthur Drive with the northerly line of said Massey, North 85 degrees, 19 minutes, 24 seconds West, 150.00 feet to an iron pipe (old) at the northeast corner of the Shirley F. Brinegar Land, Parcel ID 043-07-0-016.00, P.A.D.C., TN (Instrument #20070316-0031970, R.O.D.C, TN) and the southeast corner of the Shirley F. Brinegar Land, Parcel ID 043-07-0-015.00 P.A.D.C., TN (Instrument #20070316-0031970 R.O.D.C., TN); thence with said Brinegar, North 05 degrees, 26 minutes, 20 seconds East, 51.20 feet to an iron rod (New) at the southwest corner of the Neilson G. Hubbard Land (Instrument #20170718-0072211 R.O.D.C., TN) at the southeast corner of the Ronald Brinegar Land (Book 8837, page 881, R.O.D.C., TN); thence with said Neilson, South 84 degrees, 51 minutes, 54 seconds East, 150.00 feet to an iron rod (New) on the westerly margin of said McArthur Drive; thence with said westerly margin, South

05 degrees, 27 minutes, 06 seconds West, 50.00 feet to the point of beginning. The described tract of land containing 7,589.60 square feet, or 0.17 acre, more or less, according to a boundary survey dated 01/22/2021 by Campbell, McRae, & Associates Surveying, Inc., P.O. Box 41153, Nashville, TN 37204, certified by John Hood TN R.L.S. #1838.

Being the same property conveyed to Nashwood Real Estate, Inc., a Tennessee corporation, from Music City Financial, LLC, a Texas limited liability company, by Warranty Deed dated January 27, 2021 and recorded February 3, 2021 in Instrument #20210203-0015825, said Register's Office.

Being the same property conveyed to Music City Financial, LLC, a Texas limited liability company, from Nathan Ray Sadler and Kaylee Sadler, husband and wife, and Sidney James Sadler, married, and Emily Ann Valentine, married, and Terry Sadler, unmarried, by Warranty Deed dated January 27, 2021 and recorded February 2, 2021 in Instrument #20210202-0015040, said Register's Office.

Being the same property conveyed to Deborah Ann Sadler, Nathan Ray Sadler, Sidney James Sadler, and Emily Ann Valentine, as to a 1/4 interest each, from James Thomas Brown and wife, Linda T. Brown by Quitclaim Deed dated December 30, 2003 and recorded December 31, 2003 in Instrument #20031231-0184227, said Register's Office. The said Deborah Ann Sadler having since died December 21, 2019 leaving Nathan Ray Sadler, Sidney Sadler, Emily Ann Valentine and Terry Sadler (aka Terry D. Sadler and Dwayne Sadler) as her heirs at law, as per Affidavits of Heirship of record in Instrument #20210202-0015038 and in Instrument #20210202-0015039, Register's Office for said County.

Being the same property conveyed to James Thomas Brown and wife, Linda T. Brown from Irvin L. McMurty and wife, Anna McMurty by Warranty Deed dated January 29, 1964 and recorded January 31, 1964 in Book 3676, page 605, said Register's Office.

The address of the herein described property is believed to be 304 McArthur Drive, Madison, TN 37115, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the above-described property, together with all improvements thereon and appurtenances thereunto belonging, unto the party of the second part, his successors and assigns in fee simple forever.

The party of the first part covenants with the party of the second part that it is lawfully seized and possessed of the property herein described and hereby conveyed, that it has a good right and full authority to convey same, that the same is unencumbered; and that it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to the legal easements, reservations and restrictions imposed by any Planning Commission having authority over the subject property and to all valid and presently recorded restrictions, conditions and easements affecting said property and subject to any visual easements or which a visual inspection would disclose.

Taxes for the year 2021 are prorated and the payment is assumed by the party of the second part.

IN TESTIMONY WHEREOF, Witness the signature of the party of the first part hereunto affixed, by its duly authorized officer, on the day and year first above written.

NASHWOOD REAL ESTATE, INC.

By: _____
Derk Cheetwood, President

STATE OF TENNESSEE)
:ss
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for the State and County aforesaid, DERK CHEETWOOD, President of NASHWOOD REAL ESTATE, INC., the within named bargainor, a Tennessee corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the

foregoing instrument for the purposes therein contained on behalf of Nashwood Real Estate, Inc., as such President.

WITNESS my hand, at office, this the 26 day of May, 2021.

Katherine Warren
Notary Public

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022

My Commission Expires:

4-13-22

NAME AND ADDRESS OF THE PROPERTY OWNER AND PERSON OR ENTITY RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES:

Name: Bradley Frey

Address: 304 McArthur Drive
Madison, TN 37115

The undersigned does hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this the _____ day of May, 2021.

Rene Porter
Notary Public

RENE PORTER
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
MY COMMISSION EXPIRES 11-19-2024

My Commission Expires:

_____

THE PREPARER OF THIS DEED MAKES NO CLAIM AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED. THIS DEED SHOULD BE RECORDED IMMEDIATELY TO PROTECT YOUR RIGHTS.

True Copy Certification

I, **Jennifer L. 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 Williamson

Personally appeared before me, **Katherine Warren**, a notary public for this county and state, **Jennifer L. 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: 4-13-22

KATHERINE WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD EXP. 4-13-2022