THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210937227** Karen Johnson Davidson County Batch# 715419 **DEEDWARR** 09/14/2021 11:48:37 AM 2 pgs Fees: $13.00 Taxes: $740.00 20210914-0123065	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $200,000.00. Affiant Subscribed and sworn to before me, this 13th day of September, 2021. Notary Public My Commission Expires: VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

WARRANTY DEED

Address New Owner: Strategic Options International, LLC 900 Persei Place North Bethesda, MD 20852	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 076 01 0 114.00

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, **Raymond Bradley and wife Maxine Bradley** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Strategic Options International, LLC, a Tennessee Limited Liability Company**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, described as follows:

To find the point of beginning start at a concrete monument at the Northeast corner of Tulip Grove Subdivision Section Ten of record in Plat Book 5800 Page 199 in the Register's Office of Davidson County, Tennessee; Thence, South 83 degrees 34 minutes 54 seconds East 50.00 feet to an iron pin at the point of Beginning, said pin being at the intersection of the Easterly right-of-way of Tulip Grove Road and the Northerly boundary line of property owned by Jackie Ray Brown of record in Deed Book 5084 Page 385 in said Register's Office; Thence, with said right-of-way North 5 degrees 48 minutes 00 seconds East 103.22 feet to an iron pin; Thence, leaving said right-of-way with the Southerly boundary line of property owned by The Trustees of Scott's Hollow A.M.E. Church and Cemetery of record in Deed Book 700 Page 1 in said Register's Office South 83 degrees 07 minutes 11 seconds East 271.48 feet to an iron pin in the Westerly boundary line of property owned by Anthony King and Jessie L. Starks of record in Deed Book 7255 Page 16 and Deed Book 5754 Page 740 in said Register's Office; Thence, with said boundary line South 3 degrees 50 minutes 22 seconds West 104.95 feet to an iron pin in said Brown's Northerly boundary line; Thence, with said boundary line North 82 degrees 47 minutes 10 seconds West 275.11 to the Beginning containing 0.65 acre.

Being the same property conveyed to Raymond Bradley and wife Maxine Bradley, by Quitclaim Deed from Raymond Bradley and wife Maxine Bradley, Trustees of the Bradley Trust to Ellen Taylor Turley, Trustee, and from Ellen Taylor Turley, Trustee, of record in Instrument No. 20110307-0018048, in the Register's Office of Davidson County, Tennessee, dated March 7, 2011 and recorded on March 7, 2011. The execution of this instrument is affected by the signature of Maxine Bradley as Attorney-in-Fact for Raymond Bradley, which Power of Attorney is recorded in Instrument No. 20210914-0123064 Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Raymond Bradley and Maxine Bradley Trustee(s) respectively, and his/her/their successors in trust for the benefit of Raymond Bradley and

Maxine Bradley, under the terms of The Bradley Trust Dated 4-16-01, a Revocable Living Trust, by Quitclaim Deed from Raymond Bradley and Maxine Bradley, of record in Instrument No. 20010523-0053397, in the Register's Office of Davidson County, Tennessee, dated April 16, 2001 and recorded on May 23, 2001. Also see Revocation of Bradley Living Trust of Raymond Bradley, Sr. and Maxine Bradley of record in Instrument No. 20110218-0014027, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Raymond Bradley and wife, Maxine Bradley, by Warranty Deed from Maxine Bradley and Judy A. Newell, Co-Administratrixes of the Estate of Richard Ira Cockrill, of record in Book 8532, Page 949, in the Register's Office of Davidson County, Tennessee, dated January 21, 1992 and recorded on January 22, 1992.

Being part of the same property conveyed to Ira Cockerel and wife, Lillian Cockerel, by Warranty Deed from Lenna McClain Shute, Levi McClain, Charles McClain and Georgia McClain Essex, as the only heirs-at-law of G. W. McClain, deceased, of record in Book 2014, Page 355, in the Register's Office of Davidson County, Tennessee, dated June 11, 1951 and recorded on June 11, 1951. The said Ira Cockerel having since died, having been predeceased by Lillian Cockerel. Said Ira Cockerel having been also known as Ira Cockrell, Ira Cockrill, and Richard Ira Cockrill.

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.

Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.

This is improved property located at Tulip Grove Road Hermitage TN 37076

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 13th day of September, 2021.

Raymond Bradley as Attorney in fact Maxine Bradley

Raymond Bradley,
By: Maxine Bradley, as Attorney-In-Fact

Maxine Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Maxine Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Raymond Bradley and that she is authorized by Raymond Bradley to execute this instrument on their behalf.

WITNESS my hand, at office, this 13th day of September 2021.

Kate Rosenthal
Notary Public

My Commission Expires: _____

KATE ROSENTHAL
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022