Karen Johnson Davidson County
Batch# 746378 DEEDWARR
10/29/2021 08:27:30 AM 3 pgs
Fees: $18.00 Taxes: $4,070.00
20211029-0145287

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF OCTOBER, 2021.

Notary Public

MY COMMISSION EXPIRES: 03/01/2025 (AFFIX SEAL)

JENNIFER RUSSELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

MJ-ZS-21-8787

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert P. Pulliam	**Bank of Tennessee**	
(NAME)	(NAME)	**169-00-0-023.00**
8787 Hester Beasley Rd	**P.O Box 4980**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	**Johnson City, TN 37602**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAVID BRADO AND MARISSA CHILDERS,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ROBERT P. PULLIAM, an unmarried man,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in the Ninth (9th) Civil District of Davidson County, Tennessee, a portion of a tract described according to survey of Geo. W. Watkins, surveyor, dated December 6, 1957, and being more particularly described as follows, to wit:

Beginning in the center line of Hester Beasley Road; thence from center of said road, said point being the Southwest corner of the Carter Heirs' property; thence with Carter Heirs' line North 7 degrees 30 minutes East 542 feet to the southeast corner of Fred King property; thence with said King's southern boundary line North 88 degrees 30 minutes West 380 feet to a post; thence South 83 degrees West 121 feet to a post; thence South 87 degrees 30 minutes West 410 feet to the center of a Ridge Road; thence South 85 degrees West 362 feet to a post; thence South 8 degrees West 321 feet to a point; thence South 2 degrees West 360 feet to a post, being a sourwood stump; thence due East 142 feet to Zeb Baird's Northwest corner; thence with the said Baird's northern boundary line North 89 degrees 30 minutes East 882 feet to the center of Hester Beasley Road, said center of said road being the Northern boundary line of the property conveyed to Zeb Baird by deed from Margaret Mays, as of record in Book 2489, page 535, Register's Office for Dickson County, Tennessee; thence with the center of Hester Beasley Road to the Southwest corner of the Carter Heirs' property to the point of beginning, containing 20 acres, more or less..

Included within the above described property but expressly excluded from this conveyance is the following tract conveyed to Earl R. Traylor and wife, Doris S. Traylor by Warranty Deed from Harald Nielsen and wife, Margaret Frances Nielson dated 9/29/69 and recorded 9-30-69 in Book 4368, Page 789, described as follows, to wit:

A tract of land in the 9th Civil District of Davidson County, Tennessee, described according to a survey of Ernest Medlin, September 20,1969, as follows: Beginning in the center of Hester Beasley Road; thence from the center of the road, being the southwest corner of the Harold Nielsen property; thence with the Nielsen line north 41 degrees 08 minutes west 268.35 feet to an iron pin; thence 0 degrees 30 minutes west 110.0 feet to an iron pin; thence south 89 degrees 30 minutes west 935.9 feet to a point; thence south 8 degrees 00 minutes west 67.16 feet to a point; thence south 2 degrees 00 minutes east 360 feet to a point; thence north 90 degrees 00 minutes East 142.0 feet to Baird's northwest corner; thence north 89 degrees 30 minutes east 882.0 feet to the center line of Hester Beasley Road; thence north 44 degrees 10 minutes east 159.77 feet to the point of beginning, said tract containing 10.05 acres, more or less.

Being the same property conveyed to David Brado and Marissa Childers, as tenants in common with rights of survivorship by Warranty deed from Michael Crane, unmarried of record in Instrument No. 20130502-0044450 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 02, 2013.

This conveyance is subject to:
- Taxes for the year 2021.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **8787 Hester Beasley Rd, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25 DAY OF OCTOBER, 2021.

David Brado by Kate Nyquist as Attorney-in-Fact
David Brado by Kate Nyquist as Attorney-in-Fact

Marissa Childers by Kate Nyquist as Attorney-in-Fact
Marissa Childers by Kate Nyquist as Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Nyquist, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID BRADO AND MARISSA CHILDERS, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID BRADO AND MARISSA CHILDERS.

Witness my hand and official seal, this the 25th of October, 2021.

Melissa Jansen
Notary Public
My Commission Expires: 5/5/25
(SEAL)

MELISSA JANSEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025.
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Tennessee Certification of Electronic Document

I, Jennifer Russell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10/25/2021 (date of document).

Jennifer Russell
Affiant Signature

10/27/2021
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 27th day of October 2021.

Notary's Signature

MY COMMISSION EXPIRES: 10/21/2024

NOTARY'S SEAL

