WARRANTY DEED

Karen Johnson Davidson County
Batch# 828360 DEEDWARR
03/25/2022 08:20:30 AM 4 pgs
Fees: $23.00 Taxes: $555.00
20220325-0034412

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00.

Jamika Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 7-7-2025
(AFFIX SEAL)

DONE OGLESBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 123 - A Center Pointe Drive, Clarksville, TN 37040

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lawrence Lacy, III. and Mary A. Lacy	Lawrence Lacy, III. and Mary A. Lacy	Parcel ID: 047-00-0-070.00-000
(NAME) 3135 Brickdale Lane	(NAME) 3135 Brickdale Lane	
(ADDRESS) Nashville, TN 37207	(ADDRESS) Nashville, TN 37207	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Bradley L. Nelson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lawrence Lacy, III. and Mary A. Lacy, husband and wife**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 1st Council District of Nashville, Davidson County, Tennessee, being part of the property conveyed in Instrument No. 20000310-0025121, Register's Office for said County and described according to a survey by Patrick S. Coode, Tennessee No. 855, dated September 8, 2018, as follows:

Beginning in the north right of way of Sulphur Creek Road, approximately 0.8 mile east of Old Hickory Boulevard;

Thence leaving said right of right of way N 36 deg. 09' 46" E, 1795.95 feet to a fence;

Thence S 71 deg. 51' 09" E, 106.8 feet to an iron pin;

Thence S 10 deg. 04' 27" W, 1628.47 feet to an iron pin in said Sulphur Creek Road;

Thence with said north right of way, along a curve to the right having a radius of 2919.76 feet, a distance of 415.07 feet;

Thence continuing along said right of way N 74 deg. 45' 34" W, 302.11 feet;

Thence along said north right of way, along a curve to the left having a radius of 766.68 feet, a distance of 165.86 feet;

Thence N 87 deg. 09' 17" W, 13.89 feet to the beginning.

For informational purposes only: prior deed references subject property to contains 18.8 acres, more or less.

Being a portion of the property conveyed to Dr. Matthew Walker, By Deed from Jas E. Covington, Clerk and Master dated November 27, 1951 recorded November 27, 1951, of record in Book 2029, Page 589 Register's Office for Davidson County, Tennessee.

Also being a portion of the property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Matthew Walker, Jr. Living Trust, By Quitclaim Deed from Matthew Walker, Jr. dated January 14, 2000 recorded March 10, 2000, of record as Instrument No. 200003100025118 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Maxine Walker Giddings Living Trust, By Quitclaim Deed from Maxine Walker Giddings dated January 13, 2000 recorded March 10, 2000, of record as Instrument No. 200003100025119 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Charlotte Rose Walker Living Trust, By Quitclaim Deed from Charlotte Rose Walker dated January 14, 2000 recorded March 10, 2000, of record as Instrument No. 200003100025120 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Matthew Walker, Jr. Living Trust, By Quitclaim Deed from Daniel Phillip Walker dated January 14, 2000 recorded March 10, 2000, of record as Instrument No. 200003100025121 Register's Office for Davidson County, Tennessee.

And also being a portion of the property conveyed to Charlotte Rose Walker, Maxine Walker Giddings, Matthew Walker, Jr., and Daniel Phillip Walker, as Trustees of the Daniel Phillip Walker Living Trust Under Agreement January 15, 1999, By Quitclaim Deed from Charlotte Rose Walker, Maxine Walker Giddings, and Daniel Phillip Walker, as Trustees of the Matthew Walker, Jr. Living Trust Under Agreement January 15, 1999 dated March 16, 2006 recorded April 05, 2006, of record as Instrument No. 20060405-0039147 Register's Office for Davidson County, Tennessee. This Quitclaim Deed has been re-recorded for the purpose of changing the Parcel Number recorded on April 17, 2006 as Instrument No. 20060417-0043491 in said Register's Office.

And also being the same property conveyed to Bradley L. Nelson and Anna S. Nelson, husband and wife, By Warranty Deed from Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Matthew Walker, Jr. Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Maxine Walker Giddings Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Charlotte Rose Walker Living Trust and Brandford Giddings, Jr., Candace Koney-Laryea, Randolph Giddings, Matthew Walker, III and Monica Nicole Walker, as Trustees of the Daniel Phillip Walker Living Trust (Collectively also known as the Walker Family Living Trusts) dated July 22, 2020 recorded July 30, 2020, of record as Instrument No. 20200730-0084050 Register's Office for Davidson County, Tennessee.

Further, being the same property conveyed to Bradley L. Nelson by Quitclaim Deed from Anna S. Nelson on 9/16/2021 and recorded on 9/21/2021 of record in Instrument No. 20210921-0126314, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☒

This is improved ☐ property, known as 4778 Sulphur Creek Road, Nashville, TN 37218

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns forever; and we do covenant with the said Grantees 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 Grantees, 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 our hands this 11 day of March, 2022

Bradley L. Nelson

STATE OF TENNESSEE

COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State Bradley L. Nelson, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2022.

Notary Public

My Commission Expires: 11-19-2022

(SEAL)

ANGELA GUNTER
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Certificate of Authenticity

I, Jamika Jones, 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 3/11/2022.

Date

Jamika Jones
Affiant Signature

03/17/2022
Date

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this 17th day of March, 2022.

Notary's Signature

My Commission Expires: 7/22/2022
Date

Notary's Seal (if on paper)

CHRISTIE PERRY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

202203250034412