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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle, Ste 150** **Brentwood, TN 37027** **CRT File No. 220340298**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $1,200,000.00. Affiant Subscribed and sworn to before me, this 13th day of April, 2022. Notary Public My Commission Expires: 7/9/2025

Karen Johnson Davidson County
Batch# 839931 DEEDWARR
04/14/2022 12:38:53 PM 2 pgs
Fees: $13.00 Taxes: $4,440.00
20220414-0043543

LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2025

WARRANTY DEED

Address New Owner: Robert O'Block and Maggie O'Block 1624 Gartland Avenue Nashville TN 37206	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 083-10-0-162.00

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, **James Lee Bridges and Erin S. Bridges, Trustees of the Bridges Revocable Living Trust, dated November 5, 2015,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert O'Block and Maggie O'Block, husband and wife,** ("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, being Lot No. 1 on the Plan of Mrs. T. R. Parish's Subdivision of Lot No. 81 in Chadwell Home Place Subdivision of record in Plat Book 547, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 50 feet on the Southerly side of Gartland Ave and runs back between parallel lines with the Westerly margin of North 17th Street 135 feet to an alley.

Being the same property conveyed to James Lee Bridges and Erin S. Bridges, Trustees of the Bridges Revocable Living Trust, dated November 05, 2015 by Warranty deed from James Lee Bridges, and Erin S. Bridges, husband and wife of record in Instrument No. 20151124-0119261 Register's Office for Davidson County, Tennessee, dated November 05, 2015 and recorded on November 24, 2015.

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 for the year 2022, a lien not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 547, Page 80, Register's Office for Davidson County, Tennessee.

Restrictive Covenant for Accessory Dwelling, Detached Historical of record in Instrument Number 20171121-0119739, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Right-of-Way of record in Instrument Number 20180413-0035024, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 1624 Gartland Avenue Nashville TN 37206

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 April, 2022.

The Bridges Revocable Living Trust, dated November 5, 2015

BY: _____
James Lee Bridges, Trustee

BY: _____
Erin S. Bridges, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Lee Bridges and Erin S. Bridges, with whom I am personally acquainted, and whom acknowledged that they executed the within instrument for the purposes therein contained and whom further acknowledged that they are the Trustees of the Bridges Revocable Living Trust, dated November 5, 2015, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Brentwood, Tennessee, this 13th day of April, 2022.

_____
Notary Public

My Commission Expires: _____

JAMES ALEXANDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Feb. 28, 2026