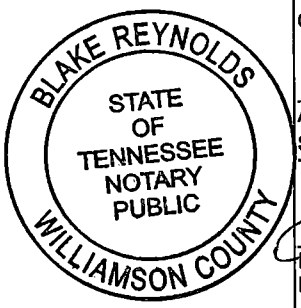
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $205,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of May, 2022.

Notary Public
MY COMMISSION EXPIRES: 7-11-22
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 864849 DEEDWARR
05/31/2022 01:11:52 PM 2 pgs
Fees: $13.00 Taxes: $758.50
20220531-0062662

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Gore & Reynolds, PLLC
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Steven Alan Ott	New Owner	069B A 004.00
(NAME)	(NAME)	
207 Gayland Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(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 considerations, the receipt of which is hereby acknowledged, we **Melody C. Bride, an unmarried woman**, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto **Steven Alan Ott, a married man,** hereinafter called the GRANTEE(S), his/her/their assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 78, on the Plan of Hickory Bend, Section 1, of record in Book 3300, Page 38, Register's Office for said County.

Said Lot No. 78 fronts 69 feet on the west side of paces ferry drive and extends back 163 feet on the south line and 157.2 feet on the north line to a rear line on which it measures 92 feet.

Being the same property conveyed to Jackie L. Bride and wife, Barbara A. Bride, by Warranty Deed from Janet D. Gates, a single person, of record in Book 5397, Page 922, in the register's office of Davidson County, Tennessee, dated February 16, 1979 and recorded on February 23, 1979. Barbara A. Bride died on July 23, 2003. Property vested in Jackie L. Bride, as tenants by the entirety. Jackie L. Bride died testate on July 27, 2005. Property now vests in James Warren Bride, Richard William Bride, and Michael Wayne Bride, pursuant to the last will and testament of Jackie L. Bride, filed of record as no. 05P1215 in the probate court of Davidson County, Tennessee. James Warren Bride and James W. Bride are one in the same person.

Being the same property conveyed to James W. Bride and wife, Melody C. Bride, by Warranty Deed from James Warren Bride by and through Melody C. Bride, Michael Wayne Bride, individually and as executor, Richard William Bride, the heirs at law of the Estate of Jackie L. Bride, of record in Instrument No. 20060313-0028847, in the register's office of Davidson County, Tennessee, dated February 17, 2006 and recorded on March 13, 2006. James W. Bride died on January 14, 2022. Property vested in Melody C. Bride, as tenants by the entirety.

This conveyance is subject to:

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Hickory Bend, Section 1, as recorded in Plat Book 3300, Page(s) 38, Register's office for Davidson County, TN.

Covenants, Conditions and Restrictions as set forth in Outline of Restrictive Covenants recorded in Book 3341, Page 265 and Book 3642, Page 478, Register's office for Davidson County, TN.

Covenants, Conditions and Restrictions as set forth in Agreement of Restrictions recorded in Book 3346, Page 636, Register's office for Davidson County, TN.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record, including but not limited to the probate documents for Jackie Lee Bride (aka Jackie L. Bride).

unimproved ☐

This is improved ☒ 624 Paces Ferry Drive, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), his/her/their 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), his/her/their 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.

Effective the 16th day of May 2022.

Melody C. Bride

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melody C. Bride, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 16th day of May, 2022.

Notary Public:
My Commission Expires: 7-11-22

BLAKE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Phoenix Title Services, LLC
121 First Avenue South #200
Franklin, TN 37064