THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 220541156**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $433,212.00. Affiant Subscribed and sworn to before me, this 31st day of May, 2022. Notary Public My Commission Expires: 12-18-22

ELIZABETH J. BARNES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner: Stephanie Shank 973 Harpeth Bend Dr. Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 156 05 0 021.00

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, **Scott Bradley and Rachel Bradley, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Stephanie Shank, an unmarried woman** ("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. 804 on the Plan of Section Four - First Addition, Harpeth Woods, as of record in Book 5200, Page 635, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Scott Bradley and Rachel Bradley, Husband and Wife, by Warranty Deed from Xiao Mei Zhao, Unmarried, of record in Instrument No. 20150410-0031688, in the Register's Office of Davidson County, Tennessee, dated April 09, 2015 and recorded on April 10, 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.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four - First Addition, Harpeth Woods, as recorded in Plat Book 5200, Page(s) 635 . Covenants, Conditions and Restrictions as set forth in Restrictions recorded in Book 6097, Page 560.

Title to that portion of the land lying below the ordinary low water mark of Harpeth River Greenway.

Easement for the flow of the waters of Harpeth River Greenway, and the rights of the public therein.

Rights of upper and lower riparian owners to the flow of the waters of the Harpeth River Greenway, free from diminution or pollution.

Karen Johnson Davidson County
Batch# 869853 DEEDWARR
06/13/2022 10:11:30 AM 3 pgs
Fees: $18.00 Taxes: $1,602.88
20220613-0066773

Changes in the boundary of the land resulting from erosion or accretion caused by the flow of Harpeth River Greenway.

This is improved property located at 973 Harpeth Bend Dr. Nashville TN 37221

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 31st day of May, 2022.

Scott Bradley

Rachel Bradley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Scott Bradley and Rachel Bradley, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness ~~my~~ hand, at office, this 31st day of May, 2022.

Notary Public
My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 May 31, 2022.

J. Carlton Drumwright

May 31, 2022
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on May 31, 2022.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY