Karen Johnson Davidson County
Batch# 874726 DEEDWARR
06/21/2022 10:31:30 AM 4 pgs
Fees: $23.00 Taxes: $2,664.00
20220621-0070201

THIS INSTRUMENT PREPARED BY: Mudter, Patterson & Cox PLLC 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 First Title & Escrow Co., Inc. FTEC File No. 37135-06-2022	STATE OF TENNESSEE COUNTY OF ~~DAVIDSON~~ Williamson The actual consideration or value, whichever is greater, for this transfer is: $720,000.00. Affiant Subscribed and sworn to before me this 10th day of June, 2022. Notary Public My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Lisa M. Bradshaw 401 Bowling Avenue, Unit 49 Nashville, TN 37205	Lisa M. Bradshaw 401 Bowling Avenue, Unit 49 Nashville, TN 37205	Map and Parcel No.: 104 13 0A 056.00

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, **Chauncey Anderson Saurus and Aaron Anthony Anderson, wife and husband (collectively, "Grantors")** have this day bargained and sold, and do hereby transfer and convey to **Lisa M. Bradshaw, a single woman ("Grantee")**, her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 401 Bowling Avenue, Unit 49, Nashville, Davidson County, Tennessee 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantors further covenant and bind themselves, their heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

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, Grantors have executed this instrument on the 10th day of June, 2022.

GRANTORS:

Chauncey Anderson Saurus

Aaron Anthony Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Chauncey Anderson Saurus and Aaron Anthony Anderson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2022.

Notary Public
My Commission Expires:

KELLY E. COX
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 8, 2025

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit 49, also designated as Building Site No. 56, on the Plan of Richmeade Place, Section Four, of record in Book 5210, Page 16, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to Chauncey Anderson Saurus and Aaron Anthony Anderson, wife and husband, by Warranty Deed from Aviva A. Wasserman and James M. Hodgson, wife and husband, of record in Instrument No. 20181005-0098973, in the Register's Office for Davidson County, Tennessee, dated October 2, 2018 and recorded on October 5, 2018.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2022 and subsequent years, a lien, not yet due and payable which have been prorated and assumed by Grantee.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Four Richmeade Place, as recorded in Plat Book 5210, Page(s) 16 .
3. Declaration of Covenants, Conditions and Restrictions recorded in Book 4941, Page 637, as supplemented in Book 5019, Page 946, Book 5039, Page 256 and Book 5238, Page 385; and amended in Book 5036, Page 338; and amended By-Laws in Book 5213, Page 945.
4. Easement recorded in Instrument No. 20140328-0025605.

CERTIFICATE OF AUTHENTICITY

I, Rebecca G. Burkhart, do hereby make oath that I am a licensed attorney and/or 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 June 10, 2022.

Affiant
Date: June 14, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 14th day of June 2022.

Notary Public

My Commission Expires: 1/31/26

RACHEL MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON