Karen Johnson Davidson County
Batch# 887067 DEEDWARR
07/11/2022 11:25:42 AM 3 pgs
Fees: $18.00 Taxes: $3,607.50
20220711-0079415

THIS INSTRUMENT PREPARED BY: William T. Smith **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 150 Third Avenue South, Suite 1700 Nashville, TN 37201	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $975,000.00. Katie Bradley Affiant Subscribed and sworn to before me this 11th day of July, 2022. ASHLEY SCRUGGS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES MARCH 06, 2024 Notary Public My Commission Expires:

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Brady T. Harris 3600 Bowlingate Lane Nashville, TN 37215	New Owner	117050A00100CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **GARY SATYSHUR AND WIFE, ROBIN SATYSHUR**, hereinafter called the "Grantors", have bargained and sold, and by these presents do transfer and convey unto **BRADY T. HARRIS, an unmarried man**, hereinafter called the "Grantee", his heirs, and his assigns a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Bowlingate, of record in Book 6250, page 844, Register's Office for Davidson

County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Gary Satyshur and wife, Robin Satyshur, by deed from Elizabeth Leanne Hudson, of record as Instrument No. 20080624-0065085, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. 2022 taxes, a lien, but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Matters shown on the Plan of record in Book 6250, page 844, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions, and Restrictions of record in Book 6802, page 512, Register's Office for Davidson County, Tennessee, as amended by First Amendment of Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20220210-0015409, Register's Office for Davidson County, Tennessee.

4. Agreements for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3956, page 846, Register's Office for Davidson County, Tennessee, and in Book 3956, page 850, Register's Office for Davidson County, Tennessee.

5. Rights of others in and to the use of the common areas/elements.

This is improved property known as 3600 Bowlingate Lane, Nashville, TN 37215.

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, his heirs, and his assigns, forever; and Grantors covenant with the said Grantee that they 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. Grantors further covenant and bind themselves, their heirs, and their assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs, and his assigns against the lawful claims of all person whomsoever.

{Signature page to follow}

WITNESS my hand this 30th day of ~~July~~ June, 2022.

Gary Satyshur

Robin Satyshur

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **GARY SATYSHUR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of ~~July~~ June, 2022.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ROBIN SATYSHUR**, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 30th day of ~~July~~ June, 2022.

Notary Public

My Commission Expires:

WILLIAM T. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 8, 2025