THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corporation
3310 West End Avenue
Nashville, TN 37203
P22-4763-WE

Karen Johnson Davidson County
Batch# 890071 **DEEDWARR**
07/18/2022 10:16:45 AM 2 pgs
Fees: $13.00 Taxes: $6,660.00

20220718-0081856

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,800,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF July, 2022.

Notary Public

MY COMMISSION EXPIRES: 5-9-26

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Shrader and Mary Shrader	New Owner	
125 Brighton Close		104-13-0F-125.00-CO
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Jackson T. Stephens and Angie G. Stephens, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Shrader and Mary Shrader, husband and wife**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND 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 Unit No. 125 on the Plan of Units 125, 135 and 136, Brighton Close, Phase II, a Planned Unit Development, as of record in Plat Book 7900, page 246, amending Plat Book 7900, page 136, amended by Surveyor's Certificate of Correction of record in Book 8418, page 215, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jackson T. Stephens and Angie G. Stephens, husband and wife by Warranty deed from Christine C. Barggren, Trustee of The Amended and Restated Christine C. Barggren Revocable Trust U/A/D May 5, 2014 of record in Instrument No. 20190715-0068630 Register's Office for Davidson County, Tennessee, dated July 12, 2019 and recorded on July 15, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is __ unimproved _X_ improved property known as **125 Brighton Close, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, their heirs and 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.

Witness our hands this the 14th day of July, 2022.

* Jackson T. Stephens

Jackson T. Stephens

* Angie G. Stephens

Angie G. Stephens

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jackson T. Stephens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 14 day of July, 2022.

My Commission expires: 4-1-2025 ** Carol Wilson

Notary Public

CAROL WILSON
COMM. #12403731
Notary Public - Arkansas
Pulaski County
My Comm. Expires Apr. 1, 2025

STATE OF Arkansas
COUNTY OF Pulaski

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Angie G. Stephens,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the ____ day of July, 2022.

My Commission expires: 4-1-2025 ** Carol Wilson

Notary Public

CAROL WILSON
COMM. #12403731
Notary Public - Arkansas
Pulaski County
My Comm. Expires Apr. 1, 2025