THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 910453 DEEDWARR
08/30/2022 02:51:30 PM 3 pgs
Fees: $18.00 Taxes: $11,100.00
20220830-0097878

# WARRANTY DEED

| Address of New Owners: | Send Tax Bills To: | Tax ID No.: |
|---|---|---|
| Peter Phillips<br>912 Archer Street<br>Nashville, TN 37203 | -Same As New Owner- | 105-02-0-529.00 |

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Timothy Bradley and Kimberly P. Bradley, Co-Trustees of The Bradley Living Trust U/A/D September 22, 2011**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Peter E. Phillips a single man,** hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 9** on the Plan of New Hope Subdivision of record in Plat Book 6900, page 996, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Timothy Bradley and Kimberly P. Bradley, Co-Trustees of The Bradley Living Trust U/A/D September 22, 2011, by Warrant Deed from Kenneth S. Lovelace, a married man of record in Instrument Number 20160426-0040643, dated April 25, 2016 and recorded on April 26, 2016, Register's Office for Davidson County, Tennessee.

This is property commonly known as 912 Archer Street, Nashville, TN 37203*
*Note that a street address is not and is not part of a legal description.

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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** 29 **day of August, 2022**:

**Timothy Bradley, Co-Trustee of The Bradley Living Trust U/A/D September 22, 2011**

**Kimber P. Bradley, Co-Trustee of The Bradley Living Trust U/A/D September 22, 2011**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Timothy Bradley and Kimberly P. Bradley** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the **Co-Trustees** of the **The Bradley Living Trust U/A/D September 22, 2011**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, this 29 day of August, **2022**:

Notary Public

My Commission Expires: _____

AARON FORTNER · NOTARY PUBLIC · STATE OF TENNESSEE · WILLIAMSON COUNTY · EXPIRES MAY 9, 2026

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$3,000,000.00**:

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 29th DAY OF August, 2022.

Notary Public

My Commission Expires: 6.14.2026

LORI C. WARREN · STATE OF TENNESSEE NOTARY PUBLIC · WILLIAMSON COUNTY

**Certificate of Authenticity**
**for Electronically Filed Document**

I, Amy Fredrickson, 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 8/29/2022 (date of document).

Date: 8/30/2022

Affiant Signature

State of Tennessee )
)
County of Williamson )

Sworn to and subscribed before me this 30th day of August, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6.14.2026

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY