WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $470,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2022.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LAUREN REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY MY COMMISSION EXPIRES 9-20-2025

LR-SFM-22-381

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 913764 DEEDWARR
09/07/2022 03:19:46 PM 2 pgs
Fees: $13.00 Taxes: $1,739.00

20220907-0100418

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Uvali, LLC	**New Owner**	
(NAME)	(NAME)	**114-14-0-001.00**
7661B Charlotte Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANNE B. SHACKLETT LIVING TRUST DATED MARCH 4, 2020 AND BRADFORD FAMILY REVOCABLE TRUST, ESTABLISHED NOVEMBER 6TH, 2012,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **UVALI, LLC, A TENNESSEEE LIMITED LIABILITY COMPANY,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Being Lot No. 54, on the Plan of Thousand Oaks Estates, as of record in Book 4563, Page 425, Register's Office for said Davidson County.

Beginning at the westerly margin of Forrest Valley Drive at the comer of lots 53 and 54; thence westerly with the line between said lots, 324.38 feet; thence northerly along the rear of lot 54, 138.63 feet to the south margin of Highway 70; thence easterly with the said margin, 285.04 feet to a monument; thence around a curve in a south-easterly direction 39.27 feet to a monument in the westerly margin of Forrest Valley Drive; thence southerly with said Drive, 112.88 feet to the beginning.

Being the same property conveyed to Albert Lee Bradford and wife, Lula E. Bradford by Warranty deed from Gary A. York and wife, Jeffanie P. York of record in Book 4563, page 425, Register's Office for Davidson County, Tennessee, dated December 20, 1971 and recorded on December 22, 1971.

Albert Lee Bradford died on May 24, 1974 leaving Lula B. Bradford assurviving tenant by the entireties. Lula B. Bradford died intestate on March20, 2010 leaving as her sole heirs her two children, Albert Steven Bradford andAnne B. Shacklett, as evidenced by Affidavit of Heirship of record in Instrurment No.: 20110915-0071814, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Albert Steven Bradford and Anne B. Shacklett , tenants in common by Quitclaim deed from Albert Steven Bradford and Anne B. Shacklett of record in Instrument No. 20110916-0072096 Register's Office for Davidson County, Tennessee, dated September 16, 2011 and recorded on September 16, 2011.

Being the same property conveyed to Albert Steven Bradford and Trustees of the Bradford Family Revocable Trust by Quitclaim deed from Albert Steven Bradford of record in Instrument No. 20121106-0102315 Register's Office for Davidson County, Tennessee, dated November 06, 2012 and recorded on November 06, 2012.
Said Quitclaim Deed contained an error in the name of the Grantee. Revised Quitclaim Deed of Record in Instrument No: 20220907-0100417, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Anne B. Shacklett, Trustee of the Anne B. Shacklett Living Trust dated March 4, 2020 by Quitclaim deed from Anne B. Shacklett of record in Instrument No. 20200317-0029256 Register's Office for Davidson County, Tennessee, dated March 04, 2020 and recorded on March 17, 2020.

This conveyance is subject to:
- Taxes for the year 2022, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 3700, Page (s) 82 and 83, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4056, Page 371, and as amended in Book 4072, Page 318, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **381 Forrest Valley Dr, Nashville, Tennessee 37209**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 31st DAY OF AUGUST, 2022.

Anne B. Shacklett Living Trust dated March 4, 2020

BY: Anne B. Shacklett
Anne B. Shacklett
Trustee

Bradford Family Revocable Trust, Established November 6th, 2012

BY:
Albert Steven Bradford
Trustee

BY: Patricia Irene Bradford
Patricia Irene Bradford
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANNE B. SHACKLETT, TRUSTEE of ANNE B. SHACKLETT LIVING TRUST DATED MARCH 4, 2020, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of August, 2022.

Pam Salas
Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ALBERT STEVEN BRADFORD, TRUSTEE of BRADFORD FAMILY REVOCABLE TRUST, ESTABLISHED NOVEMBER 6TH, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of August, 2022.

Pam Salas
Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA IRENE BRADFORD, TRUSTEE of BRADFORD FAMILY REVOCABLE TRUST, ESTABLISHED NOVEMBER 6TH, 2012, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 31st of August, 2022.

Pam Salas
Notary Public
My Commission Expires: 12.1.2025
(SEAL)

PAM SALAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Comm. Expires 12/1/2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212