Karen Johnson Davidson County
Batch# 920136 DEEDWARR
09/22/2022 09:43:21 AM 2 pgs
Fees: $13.00 Taxes: $2,867.50
20220922-0105288

This instrument prepared by:
Brian Lavoy Payne, Attorney at Law, PLLC
3200 West End Avenue, Suite 500
Nashville, TN 37203
TN BPR # 11639
P 615.414.1368 F 615.915.4964

STATE OF TENNESSEE
COUNTY OF Warren
The actual consideration or value, whichever is greater, for this transfer is $775,000.00.

Christopher G Bullen
Affiant

VICTORIA KING
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

Subscribed and sworn to before me, this 21st **day of SEPTEMBER, 2022.**

Notary Public
My commission expires: 1-2225

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Christopher Grant Bullen 3724 Burrus Street Nashville, TN 37216	New Owner	061 14 0 178.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Emaline W. Baker (now Brady) and husband, Beau M. Brady, a married man,** hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **Christopher Grant Bullen, an unmarried person, and Alex Self, an unmarried person, tenants in common,** hereinafter called the Grantees, their successors 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 Lot No. 80 on the Plan of E.B. Craig's Subdivision of the Crownover of record in Plat Book 894, Page (s) 640 and 641, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 80 fronts 50 feet on the Easterly side of Burruss Street and runs back 151.5 feet on the Northerly line and 150.5 feet on the Southerly line to a dead line, measuring 50 feet thereon.

Being the same property conveyed to Emaline W. Baker, Unmarried Woman and Beau M. Brady, Unmarried Man, joint tenants with right of survivorship, by Warranty Deed from Michael Meadows and Wife, Brittany Meadows, of record in Instrument No. 20151005-0101263, in the Register's Office of Davidson County, Tennessee, dated September 24, 2015 and recorded on October 05, 2015.

Emaline W. Brady is one and the same as Emaline W. Baker.

This property is improved property known as 3724 Burrus Street, Nashville, TN 37216.

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) building restrictions, and (5) 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, its heirs, successors and assigns, forever. Grantor covenants with Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor does further covenant and bind himself, his heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantee, its 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 hand this 19 day of SEPTEMBER, 2022

Emaline W. Brady
EMALINE W. BRADY

Beau M. Brady
BEAU M. BRADY

Acknowledgment

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EMALINE W. BRADY and BEAU M. BRADY, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that s/he executed the within instrument for the purposes therein contained

Witness my hand and seal this 19 day of September, 2022.

Notary Public
Commission expiration date: 11/08/22

BRIAN PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON