WARRANTY DEED

Karen Johnson Davidson County
Batch# 944325 DEEDWARR
11/23/2022 11:09:26 AM 2 pgs
Fees: $13.00 Taxes: $2,349.50

20221123-0123993

G-SRN-22-7225

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $635,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF NOVEMBER, 2022.

Notary Public

MY COMMISSION EXPIRES: 02/26/2025

(AFFIX SEAL)

KAREN BOSWELL NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires on 02/26/2025 DICKSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William D. Bradshaw, III and Caroline L. Bradshaw	**Same as New Owner**	
(NAME)	(NAME)	**155-08-0C-083.00-CO**
7225 Poplar Creek Trace		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, **GWEN FLANIKEN AND WIFE, SUSAN K. LOWE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM D. BRADSHAW, III AND CAROLINE L. BRADSHAW, HUSBAND AND WIFE,** 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:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Poplar Creek Estates, Phase 2 of record in Plat Book 6900, Page 339 through 347, inclusive, amended in Book 7900, Pages 888 and 889, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gwen Flaniken , unmarried and Susan K. Lowe , unmarried, as Tenants in Common with Right of Survivorship by Warranty deed from James L. Cook and Darlene S. Cook, husband and wife of record in Instrument No. 20111003-0076549 Register's Office for Davidson County, Tennessee, dated September 28, 2011 and recorded on October 03, 2011. The said Gwen Flaniken and Susan K. Lowe now married.

This conveyance is subject to:
- Taxes for the year 2023 and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page(s) 339 through 347, inclusive and amended in Book 7900, Page(s) 888 and 889, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6662, Page 433, Book 6804, Page 536, Book 6987, Page 966, Book 7964, Page 33, Book 6474, Page 346, Book 6474, Page 350, Book 6474, Page 354, Book 6486, Page 587, Book 6486, Page 588, Book 6486, Page 589, Book 5349, Page 921, Book 6662, Page 433, Book 7270, Page 648 and Book 9472, Page 824, Book 11314, Page 436, Register's Office for Davidson County, Tennessee.
- Charter of Poplar Creek Homeowners Association of record in Book 7120, Page 125, in the Register's Office for Davidson County, Tennessee.
- Dedication of Common area to Poplar Creek Homeowners Association of record in Instrument No. 20000124-0007575, in the Register's Office for Davidson County, Tennessee.
- Dedication of common area to Poplar Creek Estates Homeowners Association of record in Instrument No. 20000508-0046144 in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Book 7099, Page 299, 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: **7225 Poplar Creek Trace, Nashville, Tennessee 37221**.

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 16th DAY OF NOVEMBER, 2022.

Gwen Flaniken

Susan K. Lowe

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 16th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN K. LOWE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of November, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

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