RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 23-4099
Parcel ID: 142-05-0C-073-00

Karen Johnson Davidson County
Batch# 989143 DEEDWARR
04/06/2023 10 49 39 AM 2 pgs
Fees: $13 00 Taxes $1,117 40
20230406-0025122

Property Address:
951 Todd Preis Drive, Nashville, TN 37221

---Above This Line Reserved For Official Use Only---

Warranty Deed

Send Tax Statements To:
Rocket Mortgage
1050 Woodward Ave
Detroit, MI 48226

Name and Address of New Owner:
Owner
1933 Meadow View Drive
Nashville, TN 37221

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, I, **PHILLIP W. BRADLEY, a married man,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **DWIGHT TAYS and CYNTHIA SUZANNE TAYS, married to each other**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being a part of the Plan of River Plantation, Section Four, Condominiums, of record in Book 4860, Pages 17-19, amended in Book 4860, Pages 107-109, and being more fully described in deed of record in Book 5584, Page 914, Register's Office for Davidson County, Tennessee; and being Unit No. G-407, River Plantation, Section Four.

Being the same property conveyed to PHILLIP W. BRADLEY, a married man by Deed dated October 15, 1981 from JAMES S. BROWN and wife, TERRY K. BROWN, recorded October 19, 1981, in Book 5808, Page 237, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 951 Todd Preis Drive, Nashville, TN 37221

THE PROPERTY CONVEYED HEREIN WAS NOT THE PRINCIPAL RESIDENCE OF THE GRANTORS SPOUSE.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2023 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 4860, pages 17-19, amended in Book 4860 107-109, pages, Register's Office for Davidson County, Tennessee.

3. Bylaws for Homeowner's Association of record in Book 4892, page 456, Register's Office for Davidson County, Tennessee.

4. Master Deed to Homeowner's Association as contained in Book 4892, page 440, Book 4956, page 756 and Instrument No. 20050128-0010626, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 4th day of April, 2023.

PHILLIP W. BRADLEY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named PHILLIP W. BRADLEY, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that they, executed the within instrument for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal this 4th day of April, 2023.

JACKSON M. WILLIAMS STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $302,000.00.

Affiant

SWORN TO and subscribed before me on this 4th day of April, 2023

CHRISTINA HIGGINS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 10/2/2026

Notary Public

My Commission Expires: