BOX 10-A

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

Prepared By & Return To:
Rhythm Title, LLC
1585 Mallory Lane, Ste. 103
Brentwood, TN 37027
RT-23-1570

Karen Johnson Davidson County
Batch# 999506 DEEDWARR
05/04/2023 10 15 22 AM 2 pgs
Fees $13 00 Taxes $3,431 75

20230504-0033108

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $927,500 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of May, 2023

Notary Public

Commission Expires

NOTARY PUBLIC OF TENNESSEE SUMNER COUNTY My Commission Expires JULY 23, 2025

Address of New Owner	Send Tax Bills To:	Map & Parcel
James M. Bradfield and Karen K Bradfield 5429 Stone Box Lane Brentwood, TN 37027	New Owner	160-11-0B- 003 00CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Amanda Elhassen, a married woman, and Phillip Krause, an unmarried man

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

James M. Bradfield and Karen K. Bradfield, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 3 on the Plan of Stone Box Creek of record in Book 6900, page 103, as amended by Surveyor's Certificate of Correction of record in Book 7048, page 81, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lots.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company by Warranty deed from Sara Lawson, a married woman and John Poole, II, a married man of record in Instrument No. 20181031-0107785 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 31, 2018.

Being the same property conveyed to JP Investment Group, LLC, a Tennessee limited liability company and William Parker, an unmarried person by Quitclaim deed from JP Investment Group, LLC, a Tennessee limited liability company of record in Instrument No. 20181203-0117319 Register's Office for Davidson County, Tennessee, dated November 30, 2018 and

Being the same property conveyed to Amanda Elhassen, a married woman, and Phillip Krause, an unmarried man, by Warranty Deed from Opendoor Property Trust I of record as Instrument Number 20221102-0118447, Register's Office for Davidson County, Tennessee, dated October 27, 2022 and recorded on November 2, 2022.

Grantors certify that this property is not the usual place of residence of the Grantors, the Grantor's spouse, or the Grantor's dependent(s).

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record, (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5429 Stone Box Lane, Brentwood, TN 37027
TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, 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.

Dated this the 3rd day of May, 2023.

Amanda Elhassen

Phillip Krause

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Amanda Elhassen and Phillip Krause,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 3rd day of May, 2023.

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD

Notary Public
My Commission Expires 5-16-26

A.C. MARTIN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF RUTHERFORD