WARRANTY DEED

R. L MOORE
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $443,000 00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MAY, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES Jan 8 2024

THIS INSTRUMENT PREPARED BY, RETURN TO SAME
Jim R Vanderpool PC, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 23-2916LA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Lauren C Tompkins and Danny J Harrsch	New Owner	
700 Bradford Hills Cv		
Nashville, TN 37211		172 12 0A 032 00

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, WE, **BRENDA K. RISH, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN C. TOMPKINS AND DANNY J. HARRSCH, WIFE AND HUSBAND,** 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 43 on the Plan of Section One, Bradford Hills, of record in Book 7900, Pages 110-112, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description

Being the same property conveyed to Brenda K Rish, an unmarried woman, by Warranty Deed from Travis E Sutliff and wife, Jaden S Sutliff, of record in Instrument No 20130827-0090172, in the Register's Office of Davidson County, Tennessee, dated July 16, 2013 and recorded on August 27, 2013

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record

Any claims to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, limestone, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise, and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B Taxes and assessments for the year 2023 and subsequent years, not yet due and payable. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section One, Bradford Hills, as recorded in Book 7900, Pages 110-112 Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of P U D. Boundary, Bradford Hills, as recorded in Book 7900, Page 6 Declaration of Covenants, Conditions and Restrictions recorded in Book 8069, Page 170

Karen Johnson Davidson County
Batch# 1008671 **DEEDWARR**
05/30/2023 09 54 20 AM 2 pgs
Fees $13 00 Taxes $1,639 10

20230530-0040350

This is improved property known as 700 Bradford Hills Cv, Nashville, TN 37211

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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

Witness my hand on the 25th day of May, 2023

Brenda K Rish

Brenda K Rish

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, BRENDA K RISH, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained

Witness my hand and official seal at Franklin, Tennessee, this 25th day of May, 2023.

Notary Public

My Commission Expires 2-19-2024

