Karen Johnson Davidson County
Batch# 1042053 DEEDWARR
08/24/2023 08 47 03 AM 4 pgs
Fees $22 00 Taxes $0 00
20230824-0066174

WARRANTY DEED

MAIL RECORDED DEED TO:

DAVID E. GEORGE, TRUSTEE
AMBER E BRADLEY, TRUSTEE
1275 THOMAS CIRCLE
ROSWELL, GA 30075

OWNER (SEND TAX BILLS TO):

DAVID E. GEORGE, TRUSTEE
AMBER E. BRADLEY, TRUSTEE
1275 THOMAS CIRCLE
ROSWELL, GA 30075

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS ($0.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, AMBER BRADLEY, an unmarried woman (herein, "Grantor"), whose address is 1275 Thomas Circle, Roswell, GA 30075, hereby sells, transfers and conveys to DAVID E GEORGE AND AMBER E BRADLEY, TRUSTEES, or any successors in trust, under the GEORGE BRADLEY REVOCABLE TRUST dated May 25, 2023 and any amendments thereto (herein, "Grantee"), whose address is 1275 Thomas Circle, Roswell, GA 30075, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO

Property street address: 600 12th Ave. S. #715, Nashville, TN 37203

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

AND the Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to sell and convey the same to Grantee as aforesaid; and that the before granted premises Grantor will warrant and forever defend against all lawful claims whatever

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(F) as it is a transfer to a revocable living trust.

PIN NO: 093130C14500

This Instrument Prepared By: REGINALD P. HARRION, ESQ
C/O U S. DEEDS, P A
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 31st day of July, 2023.

GRANTOR:

Amber Bradley

Amber Bradley

STATE OF Georgia
COUNTY OF Cobb

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Amber Bradley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31 day of July, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: _____

Dawn Levine
My Commission Expires
Notary
Public
9/24/26
Cobb County, Georgia

OATH OF CONSIDERATION

STATE OF Georgia
COUNTY OF Cobb

The actual consideration or value, whichever is greater, for this transfer is $50.00.

Grantee:

George Bradley Revocable Trust dated May 25, 2023

David E. George, Trustee

Subscribed and sworn to under oath before me, this 31 day of July, 2023 by David E. George, as Trustee of the George Bradley Revocable Trust ~~dated~~ May 25, 2023.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires. 9/24/26

Dawn Levine Notary Public My Commission Expires 9/24/26 Cobb County, Georgia

Grantee:

George Bradley Revocable Trust dated May 25, 2023

Amber E. Bradley, Trustee

Subscribed and sworn to under oath before me, this 31 day of July, 2023 by Amber E. Bradley, as Trustee of the George Bradley Revocable Trust dated May 25, 2023

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9/24/26

Dawn Levine Notary Public My Commission Expires 9/24/26 Cobb County, Georgia

EXHIBIT A

[Legal Description]

Land in Davidson County, Tennessee, being all of Unit No. 715, of Icon in the Gulch Mid-Rise Condominium, a Horizontal Property Regime, filed as Exhibit D to and established by the Master Deed of record in Instrument No 20080423-0041666, Register's Office of Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit and as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners. Being further subject to the Master Deed establishing Icon in the Gulch Master Condominium of record in Instrument No. 20080423-0041665, said Register's Office.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Warranty as Instrument No. 20191106-0114510 on November 6, 2019.

PIN NO: 093130C14500

STREET ADDRESS:

600 12th Ave. S. #715, Nashville, TN 37203

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance, has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from information given to preparer by the parties and/or their representatives, has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated, has not verified the legal existence or authority of any party or person executing the document, has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance, and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer