WARRANTY DEED

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

File #23-PA-0120-P

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $405,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8 DAY OF September, 2023.

Notary Public

MY COMMISSION EXPIRES: Sept. 21, 2024
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

Karen Johnson Davidson County
Batch# 1048000 DEEDWARR
09/08/2023 01:43:30 PM 3 pgs
Fees: $18.00 Taxes: $1,498.50
20230908-0070716

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mallory Phillips Bradley	Same As Owner	
(NAME)	(NAME)	
120 Needles Court		**097 13 0 013.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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, **STEVEN R. STOPPER AND REBECCA L. STOPPER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MALLORY PHILLIPS BRADLEY, A MARRIED WOMAN** 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. 121 on the Plan of Section Two, Larchwood, of record in Plat Book 5200, Pages 57, 58 and 59, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Steven R. Stopper and Rebecca L. Stopper, Husband and Wife, by Warranty Deed from Charles C. Patten, Unmarried, of record in Instrument No. 20230223-0012908, in the Register's Office of Davidson County, Tennessee, dated February 22, 2023 and recorded on February 23, 2023.

This conveyance is subject to:
* 2023 taxes, a lien, but not yet due and payable.
* Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section Two, Larchwood, as recorded in Plat Book 5200, Page(s) 57, 58 and 59.
* Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 5479, Page 443, with Surveyor's Certificate of Correction in Book 5617, Page 208 and Book 5638, Page 483; Revised in Book 5681, Page 532 and Book 6011, Page 130; Amended in Book 5688, Page 696.
* Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X__ **improved** property known as: **120 Needles Court, Nashville, TN 37214**.

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 8th day of September, 2023.

Steven R. Stopper

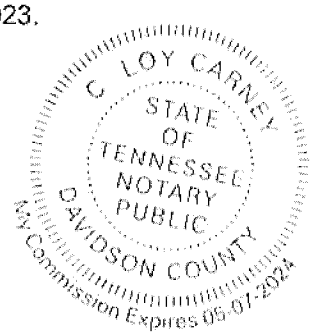
Rebecca L. Stopper

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2023, before me personally appeared Steven R. Stopper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2023.

Notary Signature
My commission expires:

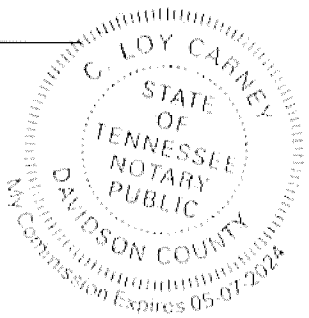


STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of September, 2023, before me personally appeared Rebecca L. Stopper, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of September, 2023.

Notary Signature
My commission expires:



RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

Tennessee Certification of Electronic Document

I, Lisa K. R. Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 9-8-2023 _____ (date of document).

Affiant Signature

9-8-2023

Date

State of TN

County of Rutherford

Sworn to an subscribed before me this 8 day of September, 2023

MY COMMISSON EXPIRES: 2/22/25

NOTARY'S SEAL

DANIELLE MARIE CRANE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD