Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE # G-BMR-23-1457

Karen Johnson Davidson County
Batch# 1049328 DEEDWARR
09/13/2023 10 20 14 AM 2 pgs
Fees $13 00 Taxes $943 50

20230913-0071760

This instrument was prepared by ~~and~~
~~Please record and return to:~~
Freedom Title Services, LLC
135 Center Pointe Drive
Clarksville, TN 37040
931-647-0677 phone
931-233-4079 fax

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **W A INVESTMENT VENTURES, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID R BRIDGES AND DIANA S BRIDGES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE BRIDGES FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 15, 2017 AND ANY AMENDMENTS THERETO**, HEREINAFTER CALLED THE GRANTEE, ITS SUCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT 331, MAP OF SECTION TWO, BORDEAUX HILLS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 3600, PAGE 7, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

THIS BEING THE SAME PROPERTY CONVEYED UNTO W A INVESTMENT VENTURES LLC BY WARRANTY DEED FROM JEFFERY STEWART, MARRIED; DATED JULY 28, 2023, OF RECORD IN INSTRUMENT NO 20230731-0058778, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is improved property known as 1457 SNELL BLVD, Nashville, TN 37218.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title, and interest thereto belonging to said Grantee. Grantor covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and restrictions and easements of record.

GRANTOR further covenants and binds itself, its successors, and representatives to warrant and defend the title to the said land to Grantee, its successors, and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 8 day of September, 2023

W A INVESTMENT VENTURES, LLC

BY: _____
WYATT CHITTENDEN, Member

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared **WYATT CHITTENDEN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Member of **W.A. INVESTMENT VENTURES, LLC**, the within named bargainor, a Tennessee Limited Liability Company, and that such Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Limited Liability Company as Member

DONE at offices in Clarksville, TN, on this the 8 day of September, 2023

_____
Notary Public
My Commission Expires: 4/18/26

STACEY GARY
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF TN
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$255,000.00**

_____
Affiant

Subscribed and sworn to before me, this the 11 day of September, 2023

_____
Notary Public
My Commission Expires _____

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Address New Owner(s) as follows:
DAVID R BRIDGES AND DIANA S BRIDGES, TRUSTEES, OR THEIR SUCCESSORS IN INTEREST, OF THE BRIDGES FAMILY REVOCABLE LIVING TRUST DATED DECEMBER 15, 2017 AND ANY AMENDMENTS THERETO

2033 AUTRY DR.
NOLENSVILLE, TN. 37135

Send Tax Bills To:
Same as above

Map and Parcel No(s).: 080 07 0 027.00