Karen Johnson Davidson County
Batch# 1055032 DEEDWARR
09/28/2023 12:45:30 PM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20230928-0076251

 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $380,000.00. Affiant Subscribed and sworn to before me, this 28th day of September, 2023. Notary Public My commission expires:_____

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Amy Babette Frazier	**New Owner**	**142-16-0G-002.00CO**
104 Hicks Road		
Nashville, TN 37221		

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,

Carol Bradley and Lisa B. Williams, Co-Trustees of The Carol Bradley Living Trust

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Babette Frazier

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 Unit No. 2 on the Amended Plan of Amended Final Plat, Devon Close Townhomes, a Horizontal Property Regime of record in Plat Book 9700, Page 147, amending Plat Book 9700, Page 86, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Carol L. Bradley Living Trust, dated August 12, 1996, by deed from Carol L. Bradley, of record in Instrument No. 20101124-0094308, dated October 28, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees.
b. This Property is Subject to all Notes, Restriction, Easements, Right of Ways, Setbacks and all Matters shown on the Plan of record in Plat Book 9700, Page 147, amending Plat Book 9700, Page 86, Register's Office for Davidson, Tennessee. Restrictive covenants contained in an instrument of record in Book 8120, Page 402 (Devon Hills), Register's Office for Davidson County, Tennessee. Master Deed of record in Book 9747, Page 278, Register's Office for Davidson County, Tennessee. By Laws of record in Book 9747, Page 278, amended in Instrument No. 20170310-0024056, amended in Instrument No. 20200304-0024121, Register's Office for Davidson County, Tennessee. All Matters of record in Plat Book 6900, Page 398, in the Register's Office for Davidson County, Tennessee. Easement to Harpeth Valley Utility District of record in Book 5459, Page 654, Book 5473, Page 171 and Instrument No. 20110629-0049687, in the Register's Office for Davidson County, Tennessee. Easement to Piedmont Natural Gas Company of record in Book 9772, Page 478, in the Register's Office for Davidson County, Tennessee. Easement to Nashville Electric Service of record in Book 4594, Page 650, in the Register's Office for Davidson County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in DCCR's/Master Deed. Subject to HOA dues- if any.
c. All other easements and restrictions of record.

This conveyance is further subject to (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, (4) building restrictions, and (5) other matters of public record.

This is improved property known as 104 Hicks Road, Nashville, TN 37221.

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 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.

Witness my/our hand(s) this 28th day of September, 2023.

The Carol Bradley Living Trust

By: + Carol Bradley
Carol Bradley, Co-Trustee

By: + Lisa B. Williams
Lisa B. Williams, Co-Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Carol Bradley and Lisa B. Williams, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Co-Trustees of the Carol L. Bradley Living Trust, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand, at office, this 28th day of September, 2023.

A. Scott Hubbard
Notary Signature
My commission expires: 11-5-2024

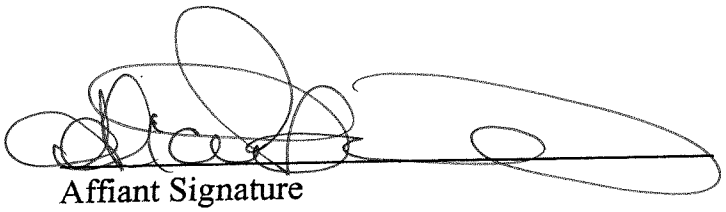
A. SCOTT HUBBARD
TENNESSEE
NOTARY
PUBLIC
COUNTY OF WILLIAMSON

File #: 23-379
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Certificate of Authenticity

I, Alicia Hamilton, 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 9/28/23.

Date



Affiant Signature

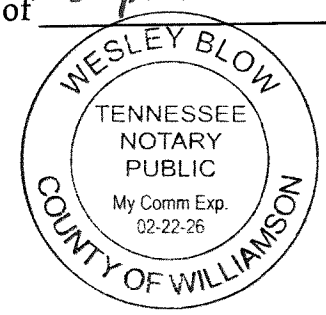
9/28/23

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 28th day of September, 2023.



Wesley Blow

Notary's Signature

My Commission Expires: _____

Date

Notary's Seal (if on paper)