WARRANTY DEED

Karen Johnson Davidson County
Batch# 1068024 DEEDWARR
11/02/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,305.10
20231102-0085988

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $623,000.00

Amanda J. Cutter
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF November, 2023

Notary Public

MY COMMISSION EXPIRES:
01-04-2027
(AFFIX SEAL)

DONNA FANERI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-04-2027

THIS INSTRUMENT WAS PREPARED BY
Title Center of the South, LLC
783 Old Hickory Boulevard, Suite 110
Brentwood, TN 37027

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S):
Bradshaw Professional Building LLC	**Owner**	
(NAME) **3862 Old Hickory Blvd**	(NAME)	054 13 0 050.00
(ADDRESS) **Old Hickory, TN 37138**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF SIX HUNDRED TWENTY THREE THOUSAND AND NO/100 DOLLARS ($623,000.00) CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ARTHUR BOLL AND WIFE, NANCY BERGE**, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES HEREBY TRANSFER AND CONVEY UNTO **BRADSHAW PROFESSIONAL BUILDING LLC**, HEREINAFTER CALLED GRANTEE, ITS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

BEING the easterly part of the southerly part of Lot 17 of Section 1 on the plan of Life & Casualty Insurance Company's Subdivision of Dabbs and Elliotts property known as Dupontonia, as of record in Book 843, page 56, Register's Office for said County, described according to a survey by Z. J. Wilkinson, Surveyor, December 6, 1961, as follows: to-wit:

BEGINNING at an iron pin in fence line, corner to H. M. Bingham; running thence with the fence and the easterly line of Lot 17, South 0 deg. 02 min. West 248 feet to an iron pin at base of Hackberry, said iron pin being located 83.6 feet north of the original south corner of Lot 17; thence, North 35 deg. 25 min. West 224 feet, with a line 40 feet easterly of said center line, to an iron pin, corner of H. M. Bingham; thence, with Bingham's southerly line, North 63 deg. East 146 feet to the beginning.

Being the same property as conveyed to Arthur Boll and wife, Nancy Berge from Donald L. Riis and wife, Sandra L. Riis, by Warranty Deed recorded on 01/23/17 in Instrument Number 20170123-0007003, among the land records of Davidson County, TN.

Being also known as 3862 Old Hickory Blvd, Old Hickory, TN 37138.

THIS CONVEYANCEIS MADE SUBJECT TO: Further 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, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Granter and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

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, their heirs and assigns forever; and we do covenant with 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 the 2 day of November, 2023.

Arthur Boll

STATE OF Tennessee

COUNTY OF Davidson

On this 2 day of November, 2023, before me personally appeared Arthur Boll, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2023.

Notary Public
My commission expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Nancy Berge

STATE OF Tennessee

COUNTY OF Davidson

On this 2 day of November, 2023, before me personally appeared Nancy Berge, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 2 day of November, 2023.

Notary Public
My commission expires: 1/31/26

DANIEL SCARBOROUGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Certificate of Authenticity

I, Amanda J. Arthur, 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 November 2. 2023.

Date

Amanda J Arthur

Affiant Signature

11/2/23

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 2nd day of November, 2023.

Notary's Signature

My Commission Expires: 01-04-2027

Date

Notary's Seal