RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1083539
12/19/2023 09:58:37 AM
Fees: $13.00 Taxes: $148.00

Davidson County
DEEDWARR
2 pgs

20231219-0097640

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF DECEMBER, 2023.

Notary Public

MY COMMISSION EXPIRES: 4/27/2025

(AFFIX SEAL)

JOSEPH WHITE
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BOX 10-A

THIS INSTRUMENT WAS PREPARED BY
Hardeman, Montgomery & Potter, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Bars	Same as New Owner	
(NAME)	(NAME)	
4117 Hillsboro Pike, Ste 103-265		053-02-0C-002.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **1242 PROPERTY SOLUTIONS, LLC**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRADLEY BARS,** 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 B, of the Fuller-Cunningham Residences, as shown in the Declaration of Covenants, Conditions and Restrictions for Fuller-Cunningham Residences, of record in Instrument No. 20190312-0022456, in the Register's Office for Davidson County, Tennessee, to which Plan references is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Joseph Carter Nelms by Warranty Deed from 1242 Property Solutions, LLC, a limited liability company of record in Instrument No. 20180904-0087193 Register's Office for Davidson County, Tennessee, dated August 28, 2018 and recorded on September 04, 2018.

Being the same property conveyed to 1242 Property Solutions, LLC, a Tennessee limited liability company by Quitclaim Deed from Joseph Carter Nelms, a single man of record in Instrument No. 20190408-0031374 Register's Office for Davidson County, Tennessee, dated March 28, 2019 and recorded on April 08, 2019.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 1205 Cunningham Street, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JW2023-1386

Witness my hand this 18th day of December, 2023

1242 PROPERTY SOLUTIONS, LLC

BY: _____

BENJAMIN DUBOSE, MEMBER

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of the state and county aforementioned, personally appeared Benjamin Dubose, 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 1242 Property Solutions, LLC, and that she as such Member of 1242 Property Solutions, LLC, executed the foregoing instrument for the purposes therein contained by signing the name of the LLC by himself as Member of 1242 Property Solutions, LLC.

Witness my hand and official seal this 18th day of December, 2023.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

_____

Notary Public

JW2023-1386