RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, SUITE 300
NASHVILLE, TN 37215

WARRANTY DEED

Karen Johnson
Batch # 1091650
01/22/2024 12:57:24 PM
Fees: $13.00 Taxes: $2,775.00

Davidson County
DEEDWARR
2 pgs

20240122-0003299

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th DAY OF JANUARY, 2024.

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

MY COMMISSION EXPIRES: 4/27/2025 (AFFIX SEAL)

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
TN26, LLC	Same as New Owner	
(NAME)	(NAME)	
300 Pier 4 Blvd, Unit 5A		105-13-0-406.00
(ADDRESS)	(ADDRESS)	
Boston, MA 02210		
(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, **MICHAEL FARRELL, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TN26, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** 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 Lot No. 1 on the Plan of Edgehill Estates Section Eleven, as of record in Plat Book 4300, Page 41, Register's Office for Davidson County, Tennessee. Said Lot fronts 50 feed on the Northerly margin of Bradford Avenue and runs back between parallel lines 200 feet to an alley on which it measures 50 feet.

Being the same property conveyed to Arthur Lee Walker and wife, Maple Lee Walker by Warranty Deed from Maurice Karr and wife, Joy R. Karr of record in Book 4785, page 354, Register's Office for Davidson County, Tennessee, dated February 01, 1974 and recorded on February 04, 1974. Arthur Lee Walker predeceased Maple Lee Walker, leaving her as surviving tenant by the entirety. Maple Lee Walker died intestate on December 27, 2011, intestate, devising subject property to Wanda Denise Walker Battle. See Probate Case No 12P351, in the Seventh Circuit Court of Davidson County, Tennessee.

Being the same property conveyed to Michael Farrell, a married man by Warranty Deed of record in Instrument No. _____, Register's Office for Davidson County, Tennessee. This was not the marital residence of the Grantor.

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.

This is improved / unimproved x property, known as 848 Bradford Ave, Nashville, TN 37204
(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.

Witness my hand this 16th day of January, 2024

MICHAEL FARRELL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Farrell, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of January, 2024.

Commission expires: 4/27/2025

Notary Public

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

JW2024-62