Karen Johnson Davidson County
Batch# 1105220 DEEDWARR
02/28/2024 10:27:30 AM 3 pgs
Fees: $18.00 Taxes: $1,683.50
20240228-0013557

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

Actual consideration or value, whichever is greater is $455,000.00.

Affiant

Subscribed and sworn before me this the 26th day of February, 2024.

Notary Public
My commission expires:

MADELYN N. REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
11/06/2024
DAVIDSON COUNTY

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Derick Gregory and Christina Gregory 6108 Bradford Hills Drive Nashville, TN 37211	NEW OWNER	172-12-0B 233.00

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JEFF J. NELSON AND AGNIESZKA MAGDALENA NELSON, HUSBAND AND WIFE, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to DERICK GREGORY AND CHRISTINA GREGORY, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 255 on the Plan of Section Ten, Bradford Hills, of record in Plat Book 7900, Page 6, as amended in Plat Book 7900, Page 495, Certificate of Correction of record in Book 9219, Page 115, 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 Jeff J. Nelson and Agnieszka Magdalena Nelson, husband and wife, by deed dated 10/23/2019, from Peter J. Fusaro and Rachael Wilde Fusaro, husband and wife, of record in Instrument No. 20191028-0110008, Register's Office for said County.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 6108 Bradford Hills Drive, Nashville, TN 37211.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

AMN by JWA:f
JJN by JWA:f

Witness my hand this the 23rd day of February, 2024.

Jeff J Nelson by Jenny West
Jeff J. Nelson by Jenny West as Attorney-in Fact
Attorney in Fact

Agnieszka Magdalena Nelson by Jenny
Agnieszka Magdalena Nelson by Jenny West as Attorney-in Fact
West Attorney in Fact

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of February, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Jeff J. Nelson by Specific POWER OF ATTORNEY dated 02/08/2024, and who acknowledged that he executed the same as the free act and deed of Jeff J. Nelson.

Witness my hand and official seal this 23rd day of February, 2024.

My commission expires: 9-6-26

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

On this 23rd day of February, 2024, before me, the undersigned Notary Public in and for said County and State, personally appeared Jenny West with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Agnieszka Magdalena Nelson by Specific POWER OF ATTORNEY dated 02/08/2024, and who acknowledged that he executed the same as the free act and deed of Agnieszka Magdalena Nelson.

Witness my hand and official seal this 23rd day of February, 2024.

My commission expires:

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 February 23, 2024.

Affiant Signature

2/23/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this 23 day of February, 2024.

Notary Public

Notary's Seal:

MADELYN N REYNOLDS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 11/06/2024
DAVIDSON COUNTY