Karen Johnson
Batch # 1107741
03/06/2024 11:15:34 AM
Fees: $13.00 Taxes: $6,290.00
Davidson County
DEEDWARR
2 pgs
20240306-0015579

PREPARED BY (AND RETURN TO):
Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (DL) Title No.: 63542
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
RAD HOUSE, LLC 6417 Edinburgh Drive Nashville, TN 37221	NEW OWNER

TAX MAP PARCEL NUMBERS: 15700005900

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,700,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Bradley F. Pendleton, as Executor under the Last Will and Testament of Franklin D. Pendleton**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **RAD HOUSE, LLC**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No 63 on the Plan of Devonshire Manor Section One, of record in Book 5200, pages 122 and 123, Register's Office for said County, to which Plan is hereby made for a more complete description.

Being the same property conveyed to Franklin D. Pendleton by Warranty Deed from Jack E. Andrews and wife, Jo Ann K Andrews, dated July 30, 1987 and recorded on August 9, 1987, of record in Book 7315, page 380, Register's Office for Davidson County, Tennessee. The said Franklin D. Pendleton has since died. The Last Will and Testament of Franklin D Pendleton of record in Case No. 23P1162, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, appointed Bradley F. Pendleton as Executor with full power to convey subject property.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2024, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 5200, pages 122 and 123, said Register's Office; Charter of Devonshire Manor Homeowners Association of record in Book 7594, page 357, said Register's Office.

This is improved property, known as 6417 Edinburgh Drive, 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 Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 4 day of March, 2024.

Bradley F. Pendleton, Executor under the
Last Will and Testament of Franklin D. Pendleton

State of Tennessee

County of Davidson

On this 4th day of March, 2024, before me the undersigned authority, personally appeared Bradley F. Pendleton, Executor of the Estate of Franklin D. Pendleton, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2026

Notary

My Commission Expires:

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,700,000.00.

Affiant

Sworn and subscribed before me this 5th day of March, 2024.

Notary

My Commission Expires: 9-21-26

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY