THIS DOCUMENT PREPARED BY:
Heritage Title & Escrow Company, Inc.
123 5th Avenue North
Franklin, TN 37064
(615) 790-8116

File Number: 24-4518
Parcel ID: 092-13-0-063.00

Property Address:
3509 Charlotte Avenue, Nashville, TN 37209

Karen Johnson Davidson County
Batch# 1137761 DEEDWARR
05/22/2024 08:52:30 AM 3 pgs
Fees: $18.00 Taxes: $7,585.00
20240522-0038017

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Warranty Deed

Send Tax Statements To:
New Owner

Name and Address of New Owner:
Charlotte LLC
3848 Hutson Ave.
Nashville, TN 37216

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BRADLEY'S HOME HEALTH CARE CENTER, INC., a/k/a BRADLEY'S HOME HEALTHCARE CENTER, INC., a Tennessee Corporation,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these presents do hereby transfer and convey unto of **3509 CHARLOTTE, LLC, A Tennessee Limited Liability Company**, hereinafter referred to as "Grantee", the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Being Lots No. 5, 6 and 7 Block 2, Charlotte Park Company's 2nd Addition, as shown by plat of record in Plat Book 57, pages 160-161, of the Register's Office of Davidson County Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to BRADLEY'S HOME HEALTH CARE CENTER, INC., a Tennessee Corporation by Deed dated June 15, 2007 from INVESTMENT, LLC, recorded June 28, 2007, in Instrument Number 20070628-0077120 and corrected in Instrument Number 20090416-0034784, Instrument Number 20100218-0012317, Instrument Number 20120621-0054458 and Instrument Number 20120814-0072488, in the Official Records of Davidson County, Tennessee.

This is improved property known as, 3509 Charlotte Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging.

AND GRANTOR DOES COVENANT with said Grantee, its successors, and assigns, that Grantor is lawfully seized and possessed of said property, that Grantor has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2024 Davidson County property taxes are a lien not yet due and payable.

2. All matters on the Plan of record in Plat Book 57, page 160, Register's Office for Davidson County, Tennessee.

3. Permanent Utility Easement granted to Metropolitan Government of Nashville and Davidson County as contained in Instrument No. 20010502-0044640, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signatures, this 21st day of May, 2024.

BRADLEY'S HOME HEALTH CARE CENTER, INC., a/k/a BRADLEY'S HOME HEALTHCARE CENTER, INC. a Tennessee Corporation

By: _____
PHILLIP W. BRADLEY, PRESIDENT

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BEFORE ME, the undersigned, a Notary Public in and for said County and State, personally appeared PHILLIP W. BRADLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the President of **BRADLEY'S HOME HEALTH CARE CENTER, INC., a/k/a BRADLEY'S HOME HEALTHCARE CENTER, INC. a Tennessee Corporation**, the within name bargainer, a Corporation, and that he as such President, respectively, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by PHILLIP W. BRADLEY, PRESIDENT, respectively.

WITNESS my hand and official seal this 21 day of May, 2024.

_____
Notary Public

My Commission Expires: 11-13-24

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and do hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $2,050,000.00.

_____
Affiant

SWORN TO and subscribed before me on this 21st day of May, 2024.

_____
Notary Public

My Commission Expires:

_____

D. HARDWICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2027

Please Return to:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206

Certificate of Authenticity

I, Dawnielle Hardwick, 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 May 21, 2024.

Date

Affiant Signature

May 21, 2024

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 21st day of May, 2024.

Notary's Signature

My Commission Expires: 7/12/2024

Date

Notary's Seal (if on paper)

ALLISON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 07/06/2026