NEW OWNER:
Richard Luke & Michelle Bradshaw
517 Elaine Avenue
Nashville, TN 37209

SEND TAX BILLS TO:

Legacy Home Loans, LLC
1036 Stearman Drive, Ste. 6
White House, TN 37188

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 24-182

MAP & PARCEL
091-09-4F-002-00

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch # 1140984 **DEEDWARR**
05/30/2024 02:20:37 PM 3 pgs
Fees: $18.00 Taxes: $2,275.50
20240530-0040211

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIX HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS ($615,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **Harold William Hadlock, III and Drew Bailey Hadlock f/k/a Drew Alexis Bailey, husband and wife** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Richard Luke Bradshaw and Michelle Bradshaw, husband and wife** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

A certain unit located in Davidson County, Tennessee, being known and designated as Unit "B" of 517 Elaine Avenue Townhomes, a Horizontal Property Regime with Private Elements, established pursuant to the Declaration of Covenants, Conditions and Restrictions establishing 517 Elaine Avenue Townhomes, a Horizontal Property Regime, of record in Instrument No. 20180102-0000607, in the Register's office for Davidson County, Tennessee, and with said Unit being depicted on Exhibit "C" to said Declaration; together with a percentage interest in the common elements as set forth in said Declaration.

Being the same property conveyed to Harold William Hadlock, III, unmarried and Drew Alexis Bailey, unmarried, as tenants in common, with right of survivorship by Warranty Deed from Bon Urban Properties, a Tennessee general partnership of record as Instrument No. 20200129-0010806 in the Register's Office for Davidson County, Tennessee, dated January 24, 2020 and recorded on January 29, 2020.

Harold William Hadlock, III and Drew Alexis Bailey are now a married couple.

Being also known as 517 Elaine Avenue, Nashville, TN 37209

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 29 day of May, 2024.

HAROLD WILLIAM HADLOCK, III

DREW BAILEY HADLOCK f/k/a Drew Alexis Bailey

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Harold William Hadlock, III and Drew Bailey Hadlock, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 29 day of May, 2024.

NOTARY PUBLIC

LISA P. CHANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

My commission expires: 06-28-25

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The actual consideration or value, whichever is greater, for this transfer is $ **615,000.00**.

AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2024.

NOTARY PUBLIC

My commission expires: DEBRA LEIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-09-2027