Prepared by:

Steltemeier and Westbrook, PLLC
220 Second Avenue South
Franklin, Tennessee 37064

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,200,000.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 2024.

Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

Karen Johnson Davidson County
Batch# 1163568 DEEDWARR
07/30/2024 08:15:30 AM 4 pgs
Fees: $23.00 Taxes: $4,440.00
20240730-0057266

24-0102

Address of New Owner:	Send Tax Bills to:	Tax Information:
Michael McNamara & Vicki McNamara		
4621 Franklin Pike	NEW OWNERS	132-14-078.00
Nashville, TN 37220		

EXECUTOR'S DEED

For and in 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, I

Dale Phillip Bradley, Successor Executor of the Estate of Jeanette Dyer Bradley,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Michael McNamara and Vicki McNamara, husband and wife,

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being the northerly 148 feet of Lot No. 7 on the Plan of unrecorded map of the Hermitage Stud Subdivision of the John Thompson property, described according to a survey dated April 19, 1932 made by W. B. Southgate, Surveyor, and further described as follows:

BEGINNING on the westerly margin of Franklin Road, at the corner of Lots Nos. 6 and 7, being the Southeast corner of the property conveyed to Frederick Stugard and wife, Hattie Stugard, by deed from D. D. Robertson, Receiver, of record in Book 921, Page 343, Register's Office for said County; thence with the line between Lots Nos. 6 and 7, westwardly 638 feet 6 inches to the easterly line of the property of the John Thompson Estate; thence with said line, South 2 degrees 15 minutes West 148 feet; thence, eastwardly 638 feet 6 inches, more or less, to the westerly margin of said Franklin Road; thence with same, northwardly 148 feet to the beginning.

Being the same property conveyed to Wayne W. Bradley and wife, Jeannette D. Bradley by Quitclaim Deed dated November 23, 1982 from Robert H. Jennings, Jr., Trustee and Wayne W. Bradley, creating tenancy by the entirety, recorded in Book 5987, Page 922, in the Register's Office for Davidson County, Tennessee. The said Wayne W. Bradley died on or about June 23, 2015, leaving Jeannette D. Bradley as the surviving tenant by the entirety. The said Jeannette Dyer Bradley died on or about September 23, 2023, unmarried and without issue. Dale Phillip Bradley, was named Successor Executor as directed in her Last Will and Testament, which was filed in the Circuit Court of Davidson County, Tennessee, Probate Division, Case No. 23P1992.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **4701 Franklin Pike, Nashville, TN 37220.**

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. GRANTOR covenants with GRANTEES that GRANTOR is lawfully seized 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, but such covenants exist only to the extent of any claims arising by, through or under the GRANTOR. GRANTOR hereby covenants with GRANTEES that GRANTOR will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTOR, but no further or otherwise.

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 29th day of July, 2024.

Estate of Jeanette Dyer Bradley

By: _____ Executor of the estate
Dale Phillip Bradley
Its: Successor Executor

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, Dale Phillip Bradley, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be the Successor Executor of the Estate of Jeanette Dyer Bradley, the within named bargainor, and who further acknowledged that he, as such Successor Executor, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Estate by himself as such Successor Executor.

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

_____
Notary Public – Larry N. Westbrook

My Commission Expires: 3/26/2025

LARRY N. WESTBROOK
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

Tennessee Certification of Electronic Document

I, Larry N. Westbrook, 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 July 29, 2024.

Signature – Larry N. Westbrook

Date: July 29, 2024

State of Tennessee
County of Williamson

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

Notary Public

My Commission Expires: 9/6/2027

