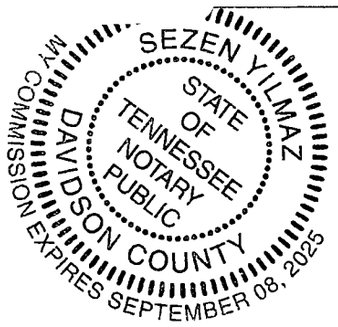
Karen Johnson
Batch # 1185293
09/24/2024 09:55:53 AM
Fees: $13.00 Taxes: $3,191.25
Davidson County
DEEDWARR
2 pgs
20240924-0073938

Prepared by:
Record and Return To:
Chapman and Cardinal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

# Warranty Deed




STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $862,500.00.

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2024.

Notary Public

My commission expires:

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**204 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Lauren Bradshaw and Joseph Bradshaw | NEW OWNER | 083-05-0-325.00 |
| 1308 Calvin Avenue | | |
| Nashville, TN 37206 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CRAIG CAROTHERS AND KATHLEEN GRUCELLA, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAUREN BRADSHAW AND JOSEPH BRADSHAW, WIFE AND HUSBAND,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 52 on Block "C" on the Plan of F. O. Beazley's Subdivision of the Douglas Place of record in Plat Book 2, Page 66, 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 Craig Carothers and wife, Kathy Grucella by Warranty Deed from Randy L. Blaylock, unmarried of record in Instrument No. 20000621-0061728 Register's Office for Davidson County, Tennessee, dated June 15, 2000 and recorded on June 21, 2000.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 1308 Calvin Avenue, Nashville, TN 37206, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we 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; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of September, 2024.

**Craig Carothers**

**Kathleen Grucella**

STATE OF OREGON
COUNTY OF Clackamas

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Craig Carothers and Kathleen Grucella, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 20th day of September, 2024.

Notary Public

My Commission Expires: 6/13/2028

OFFICIAL STAMP
MICHELLE KAYE LINDHARTSEN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1048998
MY COMMISSION EXPIRES JUNE. 13, 2028